


2021/2022 Comprehensive Plan Amendments
STAFF REPORT FOR FILE Z21-283COMP (E 27TH AVENUE)

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):	35284.0174 (private application) 35284.0307, 35284.0308, 35284.0309, 35284.0310 (City proposal)
Address(es):	2621 & 2623 E 27 th Avenue (private application) 2531, 2533, 2537, 2539, 2603, 2605, 2609, and 2611 E 27 th Avenue (City proposal)
Property Size:	0.19 acres (private application) 0.76 acres (City proposal)
Legal Description:	DESSERT 5 AC TR W82.5FT OF S100FT OF TR 3; HARGREAVES & BORSTE ADD L7 B1; HARGREAVES & BORSTE ADD L8 B1; HARGREAVES & BORSTE ADD L9 B1; HARGREAVES & BORSTE ADD L10 B1
General Location:	Middle of block bounded by S Southeast Blvd to the west, S Mt Vernon St to the southeast, and E 27 th Ave to the south, approximately 300 feet from the intersection of Southeast Blvd and E 27 th Ave.
Current Use:	Duplex Residential Units

II. APPLICANT SUMMARY

This application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:

Agent:	Liam Taylor, Storhaug Engineering
Applicant:	Liam Taylor, Storhaug Engineering
Property Owner:	2621 27 th , LLC (parcel 35284.0174)

The following information regards the four properties added by the City:

Representative:	KayCee Downey, Planning Services
Property Owners:	SQ Properties, LLC (parcel 35284.0307) Ashley & Caleb Farnworth (parcel 35284.0308) Michael Hause (parcel 35284.0309)

	James Paulas (parcel 35284.0310)
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III. PROPOSAL SUMMARY

Current Land Use Designation:	Residential 10-20 (R 10-20)
Proposed Land Use Designation:	Residential 15-30 (R 15-30)
Current Zoning:	Residential Two Family (RTF)
Proposed Zoning:	Residential Multifamily (RMF)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 22, 2022. The appeal deadline is 5:00 PM on September 13, 2022.
Plan Commission Hearing Date:	September 14, 2022
Staff Contact:	KayCee Downey, Assistant Planner II, kdowney@spokancity.org
Staff Recommendation:	Private application: Approve City-sponsored proposal: Approve

IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant is requesting the City of Spokane amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from “Residential 10-20” to “Residential 15-30” and zoning designation (Official Zoning Map of the City of Spokane) from “Residential Two Family (RTF)” to “Residential Multifamily (RMF)” for one parcel located in the Lincoln Heights Neighborhood. The stated intent of the applicant is to potentially redevelop parcel 35284.0174 with additional multi-family units.

During the threshold review process the City Council added four additional properties to the proposal, comprising the remaining parcels on the block with the same land use plan map designation and zoning as the private proposal. No new development is proposed or expected for the additional properties at this time.

- 2. Site Description and Physical Conditions:** The sites all contain duplex structures. There is a grade change at the rear/north of the subject properties, increasing in height going east. The incline ranges from a minimal incline on the westernmost property to approximately forty feet along the eastern most section, with an approximate grade change from the most western property to the most eastern property of fifteen feet. The single-family neighborhood directly north of the subject properties are located at the top of the grade change, overlooking the structures. There is no direct physical connection between the subject parcels and that single-family neighborhood for either vehicles or pedestrians/bicycles.
- 3. Property Ownership:** The single parcel in the private proposal is owned by 2621 27th, LLC, a registered WA State Limited Liability Company based in Spokane, WA. At the time of application, the

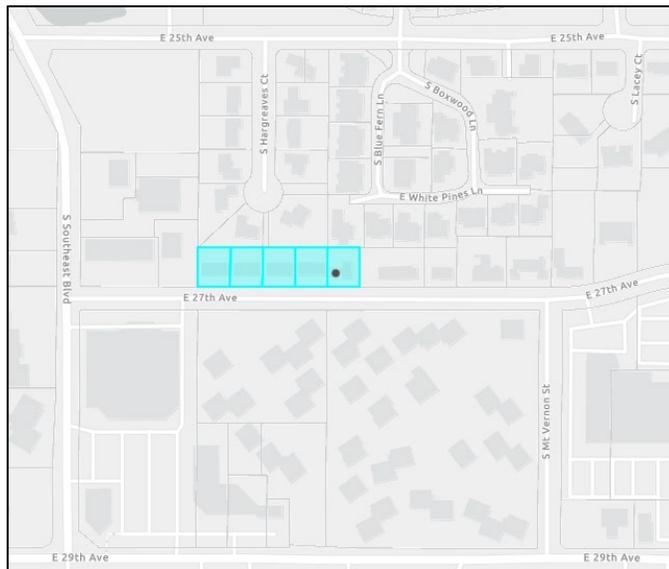
parcel was owned by Raymond Dodge, Jr., but during the application cycle the property was transferred to the applicant. The agent for the proposal had the notarized permission to represent them in this application and that authorization continued to the new owners. The four additional parcels added to the proposal by the Spokane City Council are owned by the following individuals/entities:

- SQ Properties, LLC (Parcel 35284.0307)
- Ashley & Caleb Farnworth (Parcel 35284.0308)
- Michael Hause (Parcel 35284.0309)
- James Paulas (Parcel 35284.0310)

The owners of the parcels included by the City Council have not indicated any wish to redevelop the properties. Their inclusion by the City Council stems from the City’s desire to avoid leaving a small island of RTF zoned parcels in this location surrounded by more intense zoning designations.

4. Adjacent Property Improvements and Uses: The proposals are surrounded by existing development of the following nature:

Boundary	Land Use	Zone	Use
North	Residential 4-10	RSF	Single-family homes
East	Residential 15-30	RMF	Single-family homes
South	Residential 15-30	RMF	Multi-family development
West	Office, General Commercial	O-35, CC2-DC	Office, Retail/Commercial



Aerial map showing the general building footprints of surrounding properties.

5. Street Class Designations: E 27th Avenue is classified as an Urban Minor Collector. Urban Minor Collectors serve both land access and traffic circulation to lower density residential and

commercial/industrial areas. In this case, E 27th Ave provides the northernmost access to the commercial and residential uses in the Lincoln Heights Center.

- 6. **Current Land Use Designation and History:** As shown in **Exhibit A**, the current land use plan map designation of the properties is “Residential 10–20 Dwellings per Acre (R 10-20).” The subject properties have 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 proposals are to amend the land use plan map designation to “Residential 15-30 Dwellings per Acre.”
- 8. **Current Zoning and History:** As shown in **Exhibit C**, the current zoning of the subject properties is “Residential Two-Family (RTF).” The zoning has been the same since the current zoning map was adopted in 2006. The historical zoning is shown in the following table:

Year	Zone	Description
1958	Class I Residential	<i>A low-density residential zone.</i>
1975	R3 Multi-Family Residence (Parcel 35284.0174) R1 One-Family Residence (expansion parcels)	<i>Higher-density residential for one parcel, and low-density residential for the remaining.</i>
After 1975, Prior to 2006	R3 Multi-Family Residence (Parcel 35284.0174) R2 Two-Family Residence (expansion parcels)	<i>Higher-density residential for one parcel, and a slightly elevated residential density for the remaining.</i>

- 9. **Proposed Zoning:** As shown in **Exhibit D**, the proposals seek to amend the zoning to “Residential Multifamily (RMF).”

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 29, 2021

Threshold Application Certified Complete December 3, 2021

Council Threshold Subcommittee Established¹ January 10, 2022

Council Threshold Subcommittee Met February 1, 2022

Annual Work Program Set² March 21, 2022

Agency/Department Comment Period Ended April 29, 2022

Notice of Application Posted May 25, 2022

¹ Spokane City Council Resolution 2022-0007

² Spokane City Council Resolution 2022-0028

Plan Commission Workshop	June 22, 2022
60-Day Public Comment Period Ended	July 25, 2022
SEPA Determination Issued	August 22, 2022
Notice of Public Hearing Posted	August 31, 2022
Plan Commission Hearing Date (Scheduled)	September 14, 2022

- 2. Comments Received:** A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on April 15, 2022. By the close of agency comment on April 29, 2022, six comments had been received. The Spokane Tribe of Indians is not requesting a cultural survey at this time, though an Inadvertent Discover Plan (IDP) should be implemented into any future development. The Department of Ecology indicated no concern over the proposals. Likewise, while the proposal was forwarded to the City’s Integrated Capital Management department, they did not respond with any request for more information. The Spokane Regional Transportation Council noted that the proposals are consistent with “Horizon 2045”, the region’s long-rang transportation plan. Lastly, the Spokane Transit Authority provided full support of the proposed changes as they would increase opportunities for mixed use or multifamily development near transit.

The Lincoln Heights Neighborhood Council provided comments on April 28, 2022, requesting sidewalks and traffic calming measures in conjunction with the proposed amendment, due to concerns about high traffic volume and on-street parking. No traffic analysis study was requested by Spokane Regional Transportation Council (SRTC), with no indication that the proposed non-project action will require traffic calming measures. Traffic improvements are typically not initiated until a development project has been proposed and the impact of the project has been assessed. In comments received from SRTC, it was noted that, “if a development proposal is submitted as a result of a comprehensive plan amendment, SRTC may conduct a regional level of service (LOS) analysis for the regional mobility corridors.” Any development proposed in the future will go through an additional review process as needed to address traffic concerns. Similarly, sidewalk improvements may be required depending on future project scope and per current standards of the Spokane Municipal Code. Potential requirements for sidewalks cannot yet be determined at this non-project phase, as they are considered and implemented at the time of physical development and no such development approval has been applied for.

The Department of Archaeology and Historic Preservation (DAHP) and State Historic Preservation Officer (SHPO) submitted comments on April 29, 2022, which were then revised on May 19, 2022, for clarification and accuracy. The comments noted that the private application property is over 50 years old³ and of a high level of architectural integrity, while the City-sponsored properties will be 50-years old in 2028. The comment letter stated that all five were developed by Dave Hargreaves Construction Company, which is not well represented in existing surveys⁴. Because of the age, architectural integrity, and architectural interest of the properties, DAHP and SHPO requested that, before the proposed rezone of the properties, the duplexes on all five parcels be formally documented on a

³ According to the Spokane County Assessor, the property was built in 1969.

⁴ The consultant for the applicant’s property found that the duplex at 2621 E 27th Ave was built by the Stuart-Erwin Construction Company, not Dave Hargreaves.

Statewide Historic Property Inventory Form. The inventory forms document the properties, with the records joining thousands of other properties of interest, to reveal important insights into the built environment throughout the state. These forms are not associated with the National Register of Historic Places, the Washington Heritage Register, or the Spokane Register of Historic Places, though the forms may inform potential eligibility for the registers. Submitting an inventory form to DAHP and SHPO does not classify the subject property as historic by federal, state, or local governments, nor inhibit potential future development.

The applicant secured the services of Artifacts Consulting, Inc. to complete the Statewide Historic Property Inventory Form for the private application parcel, which was submitted to the [WISAARD](#) digital repository on July 11, 2022 (**Exhibit N**). The inventory form found that the building was in fact not Dave Hargreaves Construction and was unremarkable in design and not significant. The City took responsibility for completing the forms for the expanded properties, with those forms submitted on August 19, 2022 (**Exhibit O**). The City's investigations found that the expansion properties were in fact built by Dave Hargreaves Construction and could be potentially eligible for local or national registers of historic places due to their architectural significance but are not currently recommended due to the structures not yet being 50 years old. Any potential recommendation or acceptance to a local or national register of historic places is unlikely to impact or preclude future development.

Following the agency/department comment period, a Notice of Application was issued on May 25, 2022 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties and in the Spokesman Review. During the Public Comment Period, no public comments were received.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 22, 2022, during which the particulars of the proposals 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 per Plan Commission rules.

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 proposals would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposals.

The proposals satisfy 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 proposals appear to specifically address the goals of concentrated urban growth and sprawl reduction. The urban growth planning goal is to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The proposals are located near existing water, sewer, and power utilities, with fixed bus routes along S Southeast Blvd and E 29th Avenue. The proposed land use map changes and rezones would allow for potential redevelopment at an increased density, providing growth in the concentrated area. Similarly, the planning goal of reduced sprawl is met through any future redevelopment.

The proposals satisfy 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 proposals. The subject properties are 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 proposals satisfy 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 from these proposals exists.

The proposals satisfy this criterion.

E. Internal Consistency:

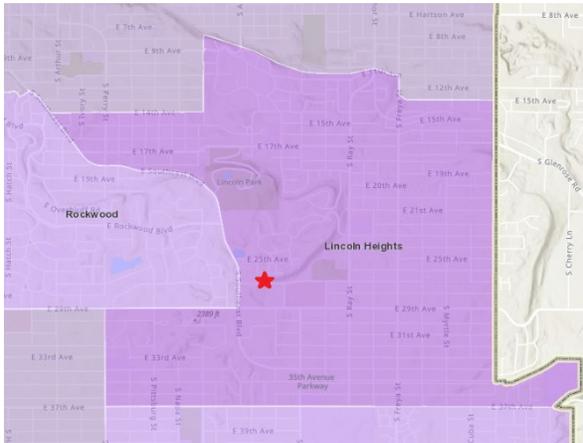
1. *The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents 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 proposals are internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

- *Development Regulations.* As non-project proposals, there are no specific plans for development of these sites. Additionally, any future development will be required to be consistent with the current development regulations at the time of application submittal. The proposals do 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 changes 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 proposals.
- *Neighborhood Planning Documents Adopted after 2001.* The Lincoln Heights neighborhood council coordinated with Cliff Cannon, Manito/Cannon Hill, Comstock, Rockwood, and Southgate to complete the "South Hill Coalition Connectivity and Livability Strategic Plan" in 2014, which was subsequently adopted by the City Council⁵ on June 23, 2014. The South Hill Coalition Plan

⁵ See Spokane City Council Resolution RES 2014-0067

primarily covers priority transportation projects, wayfinding and tree canopy initiatives design considerations, and ongoing communication and education efforts.



The subject properties are located in the western portion of the Lincoln Height neighborhood council boundaries.

Priorities mapped out for the South Hill Coalition Plan included, “improving walkable access to Lincoln Heights Shopping Center and to nearby park.”⁶ The proposed land use change is located approximately a block from the Lincoln Heights Shopping Center, northwest of the area. A land use change and corresponding rezone to a potential higher density would provide more households within walking distance for the center, seemingly supporting the noted priority.

The Priority Project Toolkit of the South Hill Coalition Plan includes facility suggestions to improve connectivity through the South Hill neighborhoods. One of the high priority projects, priority F, is for a bike and pedestrian throughfare that includes 27th Avenue.⁷ As a non-project action, the land use change proposals would not negatively impact the potential to develop the greenway along 27th and, like the walkability to the Lincoln Heights Shopping Center, has the potential to provide more households in the area to benefit from a potential future connection.

Overall, there are no apparent features of the proposals that would conflict with the South Hill Coalition Plan. Increased residential density in this location appears supportive of the strategies and actions called for in the neighborhood plan. Furthermore, if and when a development proposal is submitted in the future for these sites, the City would ensure at that time, via the normal permitting process, what improvements to sidewalks and street frontage would be required, ultimately improving pedestrian and non-vehicular transportation options to/from the part to the east, consistent with the priority identified in the South Hill Coalition Plan.

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

The proposals satisfy 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*

⁶ South Hill Coalition Connectivity and Livability Strategic Plan, p. 6

⁷ South Hill Coalition Plan, p. 43

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 proposals are 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 proposals.

The proposals satisfy 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 policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that the proposals are not regionally consistent.

The proposals satisfy 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 six other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All seven applications are for map amendments, five for changes to the land use plan map (LU-1), one for changes to the Bicycle Facilities Map (TR-5), and one for changes to the Arterial Network Map (TR-12). When considered together, these various applications do not interact, nor do they augment or detract from each other. While this proposal as well as File Z21-282COMP are both adjacent to the Lincoln Heights District Center, their physical connection is tenuous and development at one site is unlikely to affect development at the other. Thus, the cumulative effects of these various applications are minor.

The proposals satisfy this criterion.

H. SEPA: *SEPA⁸ 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 Director of Planning Services, a Determination of Non-Significance was issued on August 22, 2022.

The proposals satisfy 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 proposals 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 proposals satisfy 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 proposals do not include an expansion to the UGA.

This criterion does not apply.

K. Demonstration of Need:

⁸ State Environmental Protection Act

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 proposals do not include a policy adjustment.

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 proposals seek to designate the property for a "Residential 15-30" land use plan map designation, conformance with Policy LU 1.4, Higher Density Residential Uses, is the primary consideration for this criterion.

LU 1.4 states that higher density residential, such as the higher density of the proposed Residential 15-30 land use and RMF zone, should be directed to "Centers and Corridors designated on the Land Use Plan Map." Increasing the household population in the center's immediate vicinity, it naturally provides market demand for goods and services at a level that sustains neighborhood-scale businesses. The private application, as well as the City-sponsored proposal, are located adjacent to the Lincoln Heights District Center. The proposals accordingly appear consistent with the applicable location criteria of LU 1.4.

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

Staff Analysis: The sites are adequately served by all utilities and by an Urban Minor Collector, and bus routes go along S Southeast Blvd and E 29th Street. The private and city-sponsored proposals each contain existing residential development, with no known physical features of the sites or the surrounding area that would preclude future residential or mixed-use redevelopment. The sites are rolling with an increased grade at the rear of the properties. Future redevelopment could potentially grade beyond building pads to flatten the sites with appropriate geotechnical analysis and retaining walls, but the existing buildings show that is not necessary to build. The grade change also means the single-family homes to the north of the proposals are above the subject properties, at a maximum of 40-feet in some areas, and thus minimally impacted by any future development. The properties are not located within a wetland or flood area; a 500-year flood zone is approximately 170-feet south of the subject parcels at the nearest point, and a wetland is approximately 250-feet south. All sites have thus been found generally suitable for the proposed designation.

- 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. Policy LU 1.4. calls for increased residential density in Centers and Corridors, with the proposals increasing the allowed density on the parcels. As such, the proposals would help to implement the development strategy laid out in the Comprehensive Plan policies, especially those concerning Centers and Corridors. Police LU 1.3 also calls out the benefit of Centers in increasing residential density, stating that Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. The proposals would increase the diversity of residential density around the Lincoln Heights District Center.

Other policies in the comprehensive plan that appear to support the proposals include LU 3.1 Coordinated and Efficient Land Use, LU 3.5 Mix of Uses in Centers, LU 5.5 Compatible Development, and DP 2.12 Infill Development. With the location of the properties near fixed bus routes and a mixed-use area, the proposals also appear to implement the comprehensive plan policies of LU 4.1 Land Use and Transportation, LU 4.2 Land Uses that Support Travel Options and Active Transportation, LU 4.6 Transit-Support Development, and H 1.11 Access to Transportation more fully. The potential mixed-use development indicated by the applicant would increase housing⁹ in a mixed-use area.

The land use map change and rezone would also allow, per the residential zone primary uses table, for the potential for conditional use review of group living, commercial outdoor recreation, major event entertainment, office, medical center, detention facilities, essential public facilities, and utility corridor uses. The potential uses do not immediately conflict with the comprehensive plan location criteria and any future development, including potential conditional use permit requests, will undergo additional review to ensure compatibility with the area.

The proposals satisfy this criterion.

- 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.*

⁹ Based on the 0.19-acre size of the private application parcel and the requested land use change, the property could potentially accommodate approximately 5 to 6 units depending on development. The site currently has two units.

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject properties will change concurrently from Residential Two Family (RTF) to Residential Multifamily (RMF).

The proposals satisfy this criterion.

VII. CONCLUSION

The proposals have 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 proposals appear 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 original applicant-submitted proposal; and

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

IX. LIST OF EXHIBITS

- | | |
|--|---|
| A. Existing Land Use Plan Map | I. Application Materials |
| B. Proposed Land Use Plan Map | J. SEPA Checklist |
| C. Existing Zoning Map | K. SEPA Determination of Non-Significance |
| D. Proposed Zoning Map | L. Agency Comments |
| E. Application Notification Area | M. Public Comments |
| F. Detail Aerial | N. Applicant Historic Inventory Form |
| G. Wide-Area Aerial | O. Expansion Historic Inventory Form |
| H. List of Relevant Comp Plan Policies | |

Exhibits A and B

Existing and Proposed Land Use Plan Maps



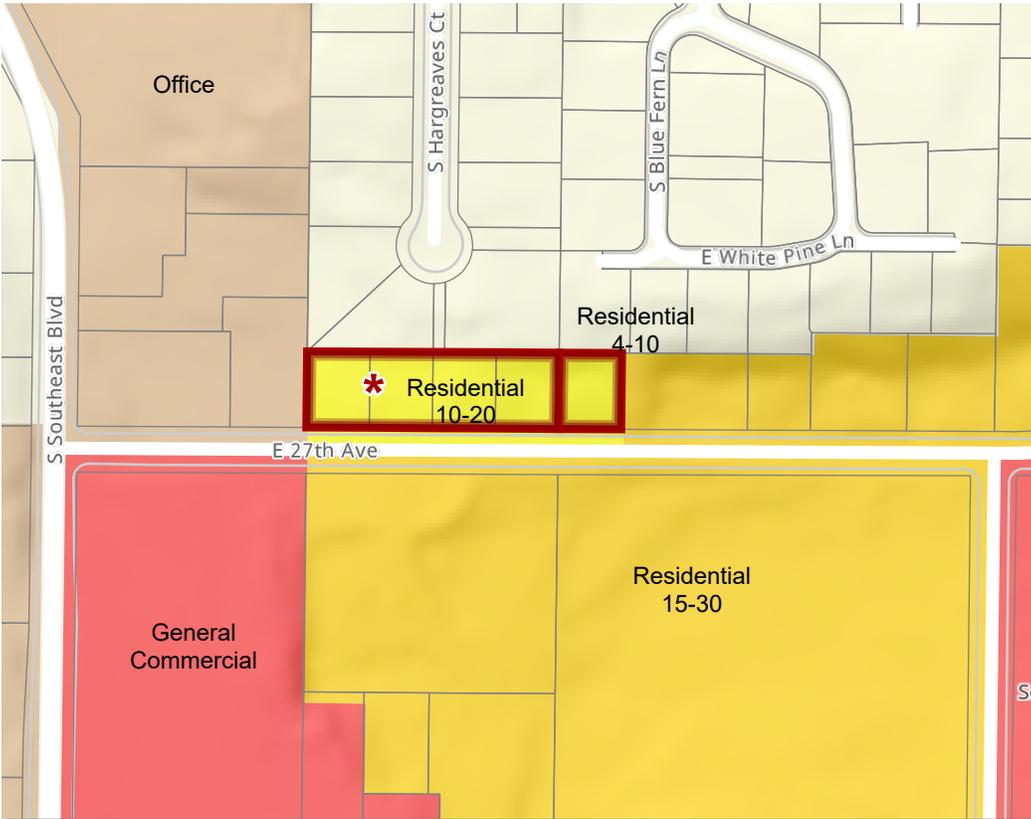
Application Z21-283COMP (E 27th Ave)

Concerning parcel(s) in the Lincoln Heights Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022
 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.

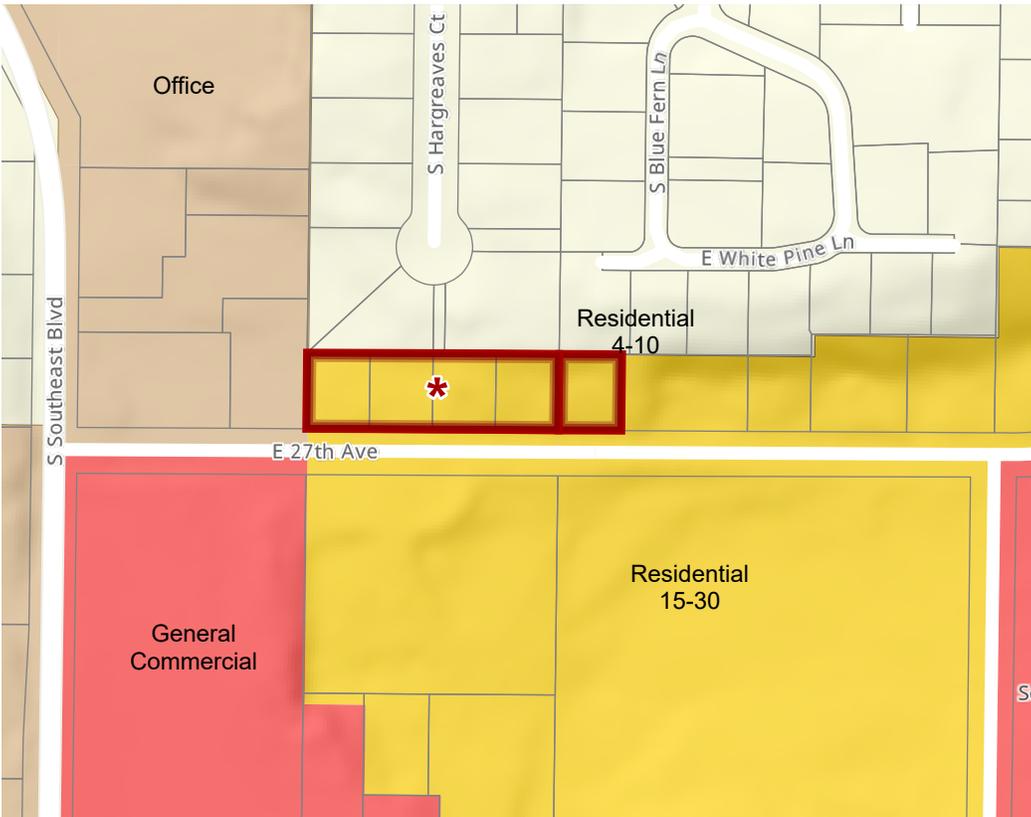
EXHIBIT A: Existing Land Use Plan Map



- City Boundary
- Parcels
- Application Parcels
- Land Use Plan Designation**
- General Commercial
- Office
- Residential 15-30
- Residential 4-10

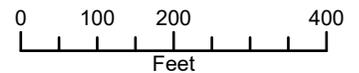
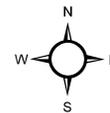
* The Spokane City Council added these parcels to the proposal.

EXHIBIT B: Proposed Land Use Plan Map

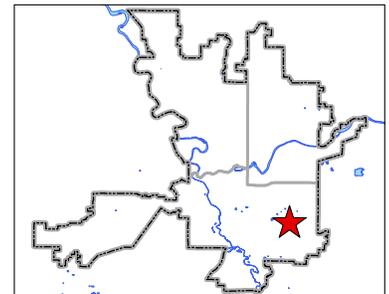


Parcel(s):
 35284.0174 and
 35284.0307 through .0310

Approximate Area:
 1.0 acre



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott

Exhibits C and D

Existing and Proposed Zoning Maps



Application Z21-283COMP (E 27th Ave)

Concerning parcel(s) in the Lincoln Heights Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

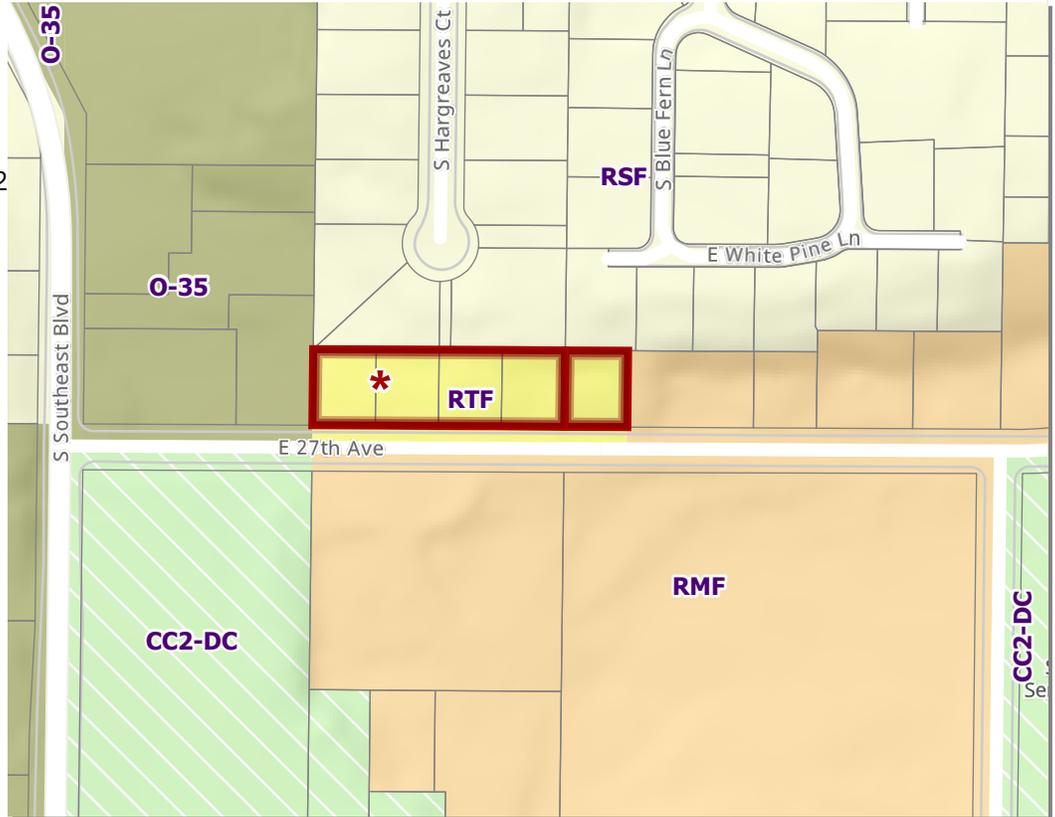
Drawn: 3/24/2022

THIS IS NOT A LEGAL DOCUMENT

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

EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed_Zoning**
- Center and Corridor Type 2
- Office
- Residential Multifamily
- Residential Single-Family



* The Spokane City Council added these parcels to the proposal.

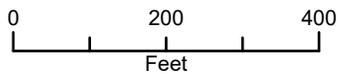
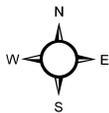
EXHIBIT D: Proposed Zoning Map

Parcel(s):

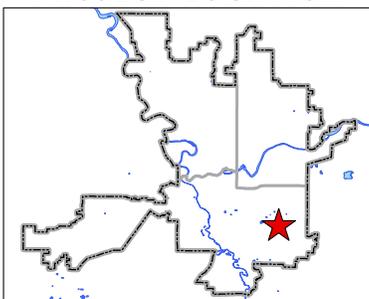
35284.0174 and
35284.0307 through .0310

Approximate Area:

1.0 Acre



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

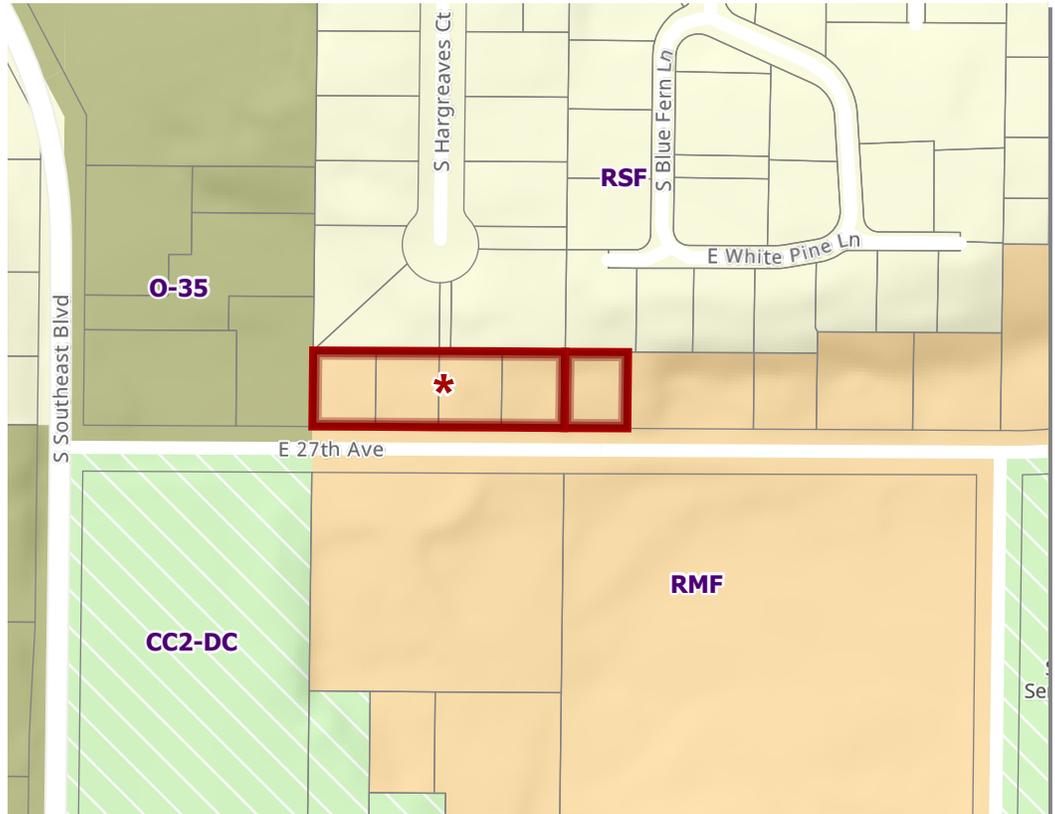


Exhibit E

Application Notification Area

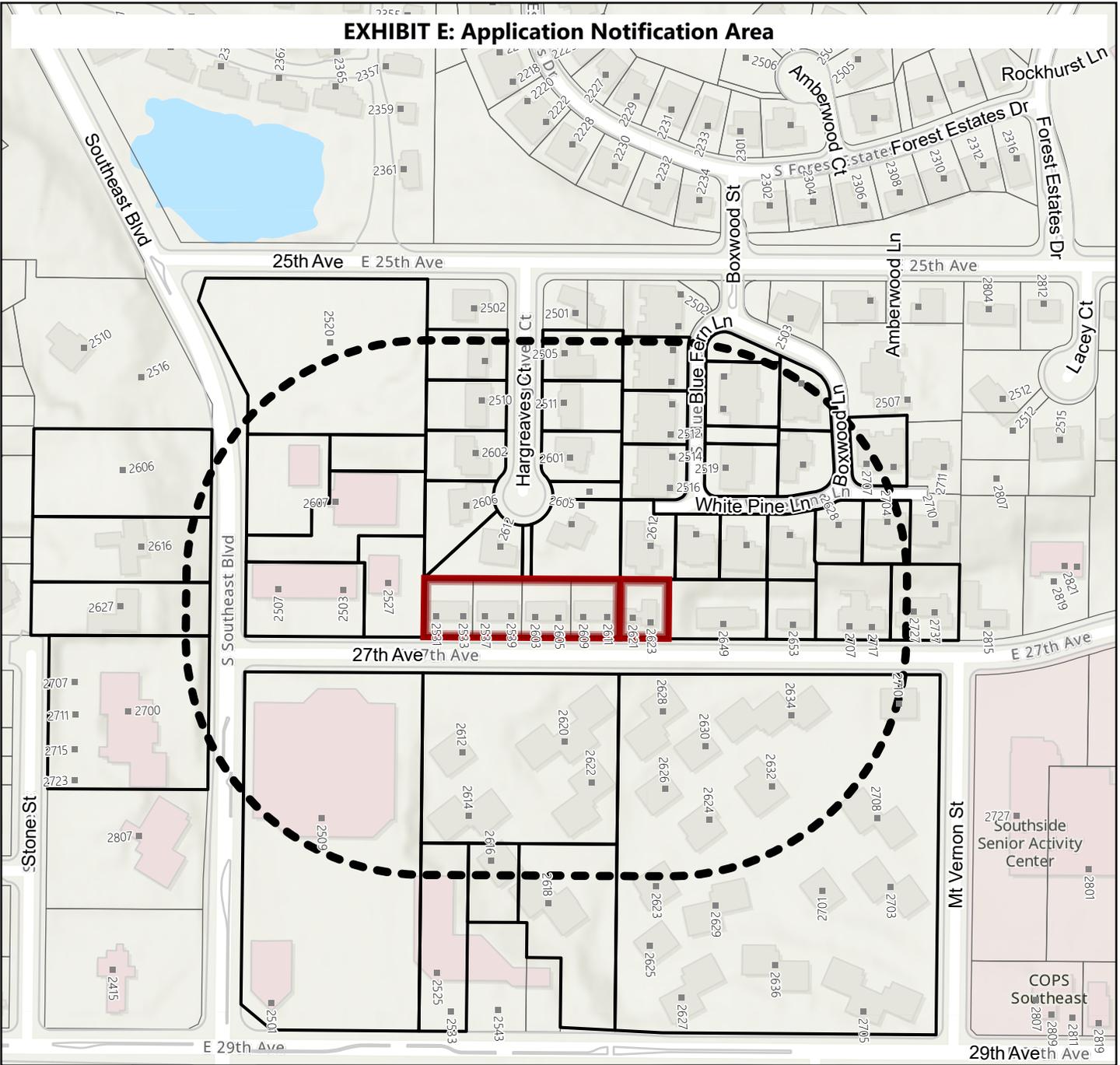


Z21-283COMP (E 27th Ave - Lincoln Heights Neighborhood)

2022 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.

EXHIBIT E: Application Notification Area



Legend

- Address Point
- Parcels to Change
- Parcels to Notify
- 400' Notification Area
- Other Parcels

Application Proposes To:

Change Land Use Plan Map Designation from "Residential 10-20" to "Residential 15-30"

Project Size: 1.0 Acres (Approximate)
 Drawing Date: 3/24/2022 Drawing Scale: 1:3,000

0 125 250 500
Feet

PROJECT LOCATION

Neighborhood and Planning Services
 Drawn By: Kevin Freibott

Exhibits F and G

Detail and Wide-Area Aerials



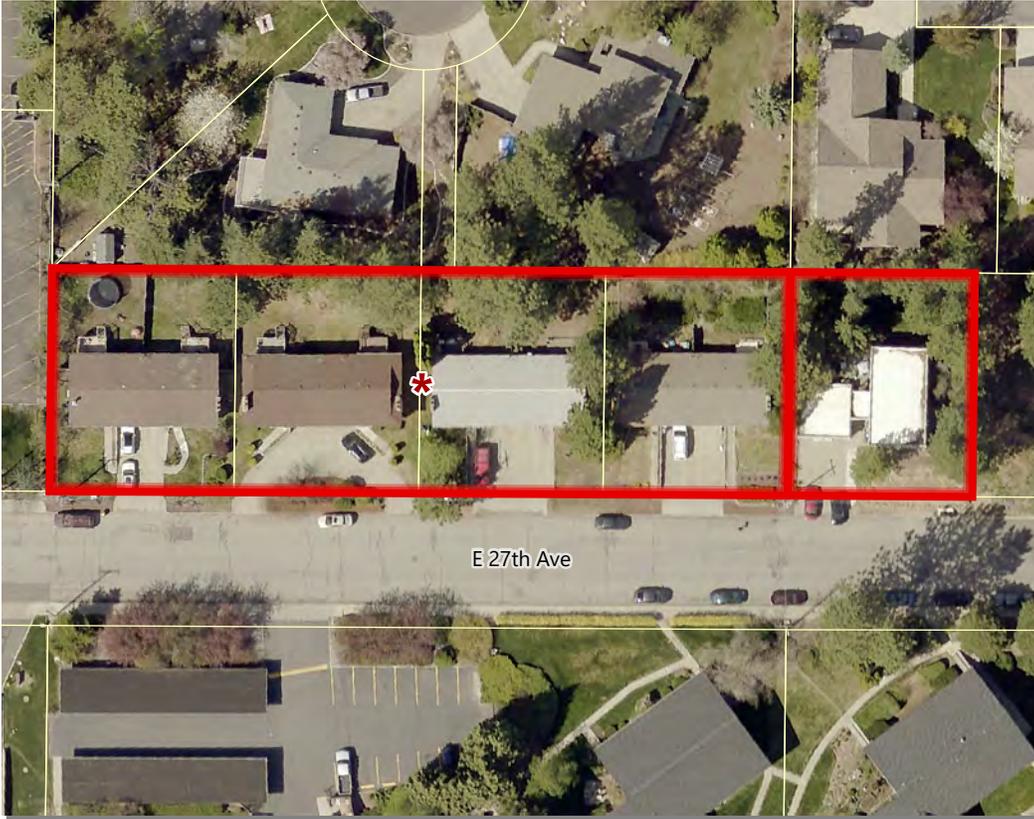
Application Z21-283COMP (E 27th Ave)

Concerning parcel(s) in the Lincoln Heights Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022
 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

* The Spokane City Council added these parcels to the proposal.

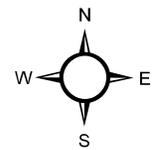
EXHIBIT G: Wide Area Aerial



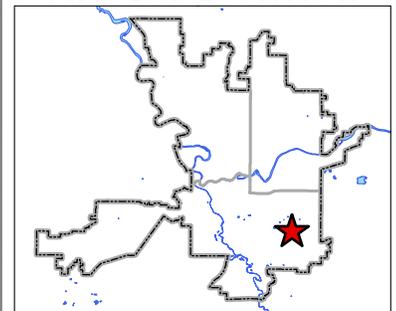
Parcel(s):
 35284.0174 and
 35284.0307 through .0310

Approximate Area:
 1.0 acres

Photo Date:
 April 26, 2020



PROJECT LOCATION



Planning Services Department
 Drawn By: Kevin Freibott

Exhibit H

List of Relevant Comp Plan Policies



2021/2022 Comprehensive Plan Amendments

EXHIBIT H: Z20-283COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z21-283COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3 – Land Use

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

Discussion: The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

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 3.5 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 4.1 Land Use and Transportation

Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

Discussion: The GMA recognizes the relationship between land use and transportation. It requires a transportation element that implements, and is consistent with, the land use element. The transportation element must forecast future traffic and provide information on the location, timing, and capacity needs of future growth. It must also identify funding to meet the identified needs. If probable funding falls short of needs, the GMA requires the land use element to be reassessed to ensure that needs are met.

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 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

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 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 2.4 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 1.2 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 5.1 Neighborhood Participation

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

Discussion: It is in the best interest of the broader community to maximize the desirability and stability of the city's individual neighborhoods. Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. As an example, residents are able to identify neighborhood features that are valued so they can be protected or enhanced as changes occur. This might include new development subject to review by the Design Review Board or updates to codes and policies that may affect a neighborhood.

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.

Exhibit I

Application Materials

AuthenticId: 44DDA386-7FDA-4A66-AAAD-2BEEB14C8217



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Rezoned and Comprehensive Plan Amendment of parcel no. 35284.0174 from RSF/Residential 4-10 (existing zoning and land use designation) to RMF/Residential 15-30 (proposed zoning and land use designations).

Amended by LJT, 11/22/2021

Correction: "RTF/Residential 10-20 (existing zoning and land use designation)"
Correction made by KF, City Staff, 1/10/2022

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

2621 E 27TH AVE

APPLICANT

Name: **Storhaug Engineering (Liam J. Taylor)**

Address: **510 E Third Ave, Spokane, WA 99202**

Phone: **509-242-1000** Email: **liamt@storhaug.com**

PROPERTY OWNER

Name: **DODGE JR, RAYMOND** *DG*

Address: _____

Phone: _____ Email: _____

AGENT

Name: **Same as applicant**

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: **35284.0174**

Legal Description of Site: **See rezone exhibit**



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input 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.

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?

<input type="checkbox"/> Yes	<input type="checkbox"/> 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.

Comprehensive Plan Amendment Pre-Application

Prepared by Storhaug Engineering, Liam J. Taylor

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

Proposal to change the Land Use Designation of parcel no. 35284.0174 from Residential 4-10 (RSF) to Residential 15-30 (RMF).

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

To allow for a greater number of residential units in the immediate vicinity of Centers and Corridor Core Land Use Designations.

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

This is a proposal is consistent with section LU 1.4 Higher Density Residential Uses, which allows for expansion of existing multi-family residential areas where the existing land use is a predominantly higher density residential. Project site is also nearby to two (2) Center and Corridors Core Land Uses.

- d. For text amendments: What goals, policies, regulations, or other documents might be changed by your proposal?

This is not a proposed text amendment. The Land Use Plan Map and the Zoning Map of the City of Spokane will be changed to reflect this proposal upon approval.

- e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel?

Land Use: Residential 4-10. Zoning: RSF

2. What is the requested Land Use designation and zoning for each affected parcel?

Land Use: Residential 15-30. Zoning: RMF

3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

Single-family housing, multi-family housing, office/business.

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

Spokane Comprehensive Plan section LU 1.4 Higher Density Residential Uses supports this proposal by allowing for the expansion of existing multi-family residential areas where the existing land use is a predominantly higher density residential. Increased housing options and neighborhood-scale businesses adjacent Center and Corridors Core Land Use Designations will benefit from this Land Use Designation Change to Residential 15-30/RMF-55. Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Project is also in accordance with the Lincoln Heights District Center Plan, specially Goal 2, Development, by introducing new residential development near the Center and Corridors. This plan also recognizes that the Spokane region is growing, and that Lincoln Heights should include more housing of a variety of types. Furthermore, the South Hill Coalition Connectivity and Livability Strategic Plan has a goal of creating unique and unified neighborhoods (goal 7). A multifamily residential project will create a dense and unified place to live, and will provide a unique variety of housing options for the neighborhood.

- 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.)?

Land Use Designation changes/rezones in the City of Spokane are processed through Comprehensive Plan Amendments.

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

No.

- i. If yes please answer the following questions:

N/A



Comprehensive Plan Amendments

Threshold Review

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.

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.

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)

Comprehensive Plan Amendment Threshold Review

Prepared by Storhaug Engineering, Liam J. Taylor

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

Land Use Designation Change in the City of Spokane is processed via 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.

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

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

The Land Use Designation Change/Comprehensive Plan Amendment will affect only one parcel and 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?
No outreach to surrounding property owners has been made. Outreach to the Lincoln Heights has been made.

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.

The proposed amendment follows the guiding principles of the annual amendment process as found in SMC 17G.020.010.B, by following the correct procedure to change and improve the Comprehensive Plan, as well as change and improve the neighborhood and the City. The proposed amendment is also consistent with the policy implementation in the Countywide Planning polices, specifically Policy Topics 3 (Promotion on Contiguous and Orderly Development and Provision of Urban Services), and 8 (Economic Development), as well as the GMA planning goals, specifically goals 1-5 (Urban Growth, Reduce Sprawl, Transportation, Housing, and Economic Development). The proposal meets these goals by changing the Land Use Designation of mostly vacant land from Residential 4-10/Residential-Single Family (RSF) to

Residential 15-30/Residential Multi-Family (RMF). This Land Use Designation Change will allow for multi-family units to be constructed as opposed single-family units in the immediate vicinity of 2 Center & Corridors Core Land Uses, which will also increasing the housing supply of the city, and promoting economic development (LU 1.4). The project also satisfies aspects of the Transportation/ Housing chapters of the Comp Plan, by maximizing public benefits (goal G) by providing multifamily housing within close range (within a 1/4 mile) to multiple STA routes. Multifamily development offers a diverse range of fair housing (goal H 1.6) and provide mixed-income housing to potentially hundreds of people (goal H 1.9). Project is also in accordance with the Lincoln Heights District Center Plan, specially Goal 2, Development, by introducing new residential development near the Center and Corridors. This plan also recognizes that the Spokane region is growing, and that Lincoln Heights should include more housing of a variety of types. Furthermore, the South Hill Coalition Connectivity and Livability Strategic Plan has a goal of creating unique and unified neighborhoods (goal 7). A multifamily residential project will create a dense and unified place to live, and will provide a unique variety of housing options for the neighborhood.

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.

This proposal is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process and was not included in the Annual Comprehensive Plan Amendment Work Program.

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

N/A

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Outreach to Lincoln Heights has been made, and any correspondence with this neighborhood council will be forwarded to the City ASAP.



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

Rezone/Comp. Plan Amendment, changing parcel no.
35284.0174 from RSF to RMF.

ADDRESS SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

2623/2621 E 27th Ave

APPLICANT

Name: Storhaug Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Email Address: liamt@storhaug.com Phone: 509-242-1000

PROPERTY OWNER

Name: Raymond Dodge

Address:

Email Address: Phone:

AGENT

Name: Same as applicant

Address:

Email Address: Phone:

ASSESSOR'S PARCEL NUMBERS: 35284.0174

LEGAL DESCRIPTION OF SITE: DESSERT 5 AC TR W82.5FT OF S100FT OF TR 3

SIZE OF PROPERTY: Approx. 0.19 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:
Rezone, Comp. Plan Amendment, SEPA.

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? *If yes, provide all parcel numbers.*

No.

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY:



Applicant Property Owner Property Purchaser Agent

REZONE/COMPREHENSIVE PLAN AMENDMENT

27th AVE REZONE

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, WASHINGTON

OWNER

RAYMOND DODGE
2621 E 27TH AVE
SPOKANE, WA 99223

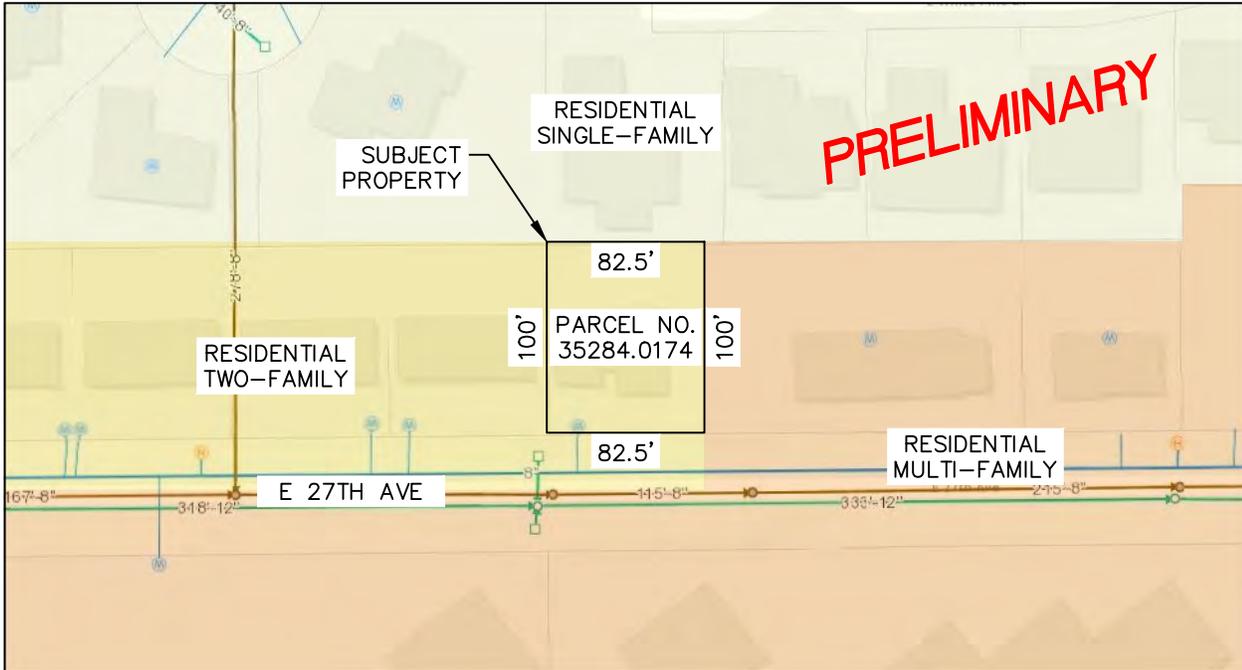
LEGAL DESCRIPTION

DESSERT 5 AC TR W82.5FT
OF S100FT OF TR 3

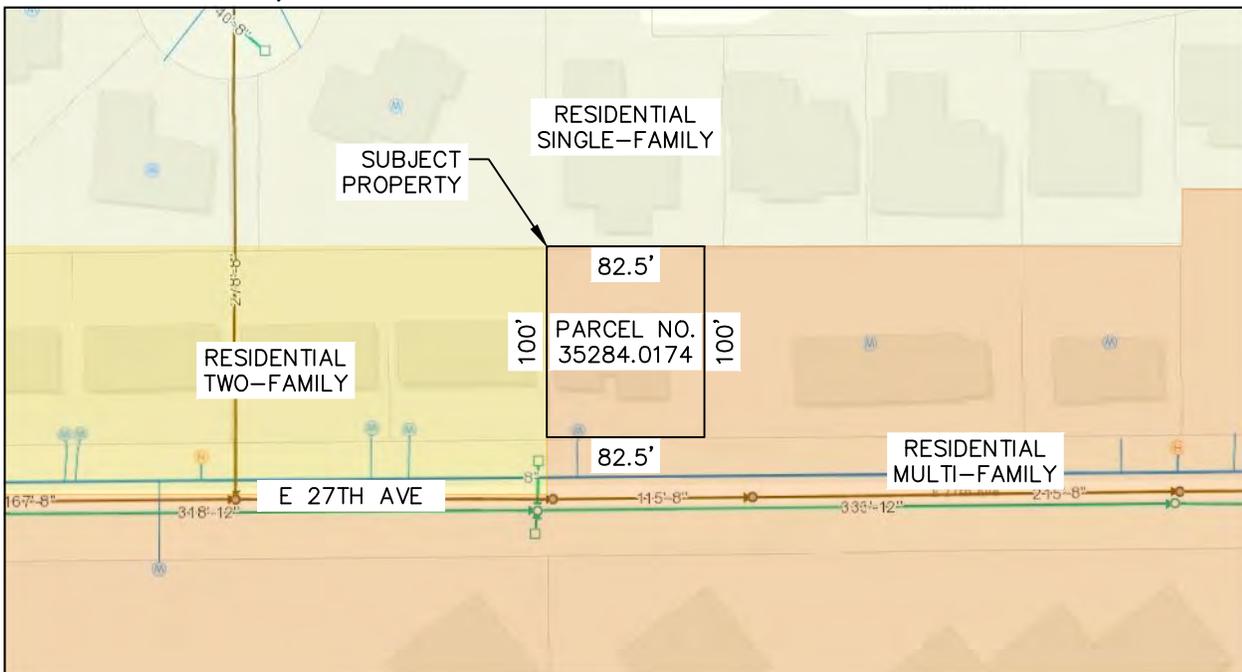
APPLICANT

STORHAUG ENGINEERING
510 E THIRD AVE
SPOKANE, WA
509-242-1000

EXISTING ZONING/LAND USE PLAN:



PROPOSED ZONING/LAND USE PLAN:



CALL BEFORE YOU DIG 8-11

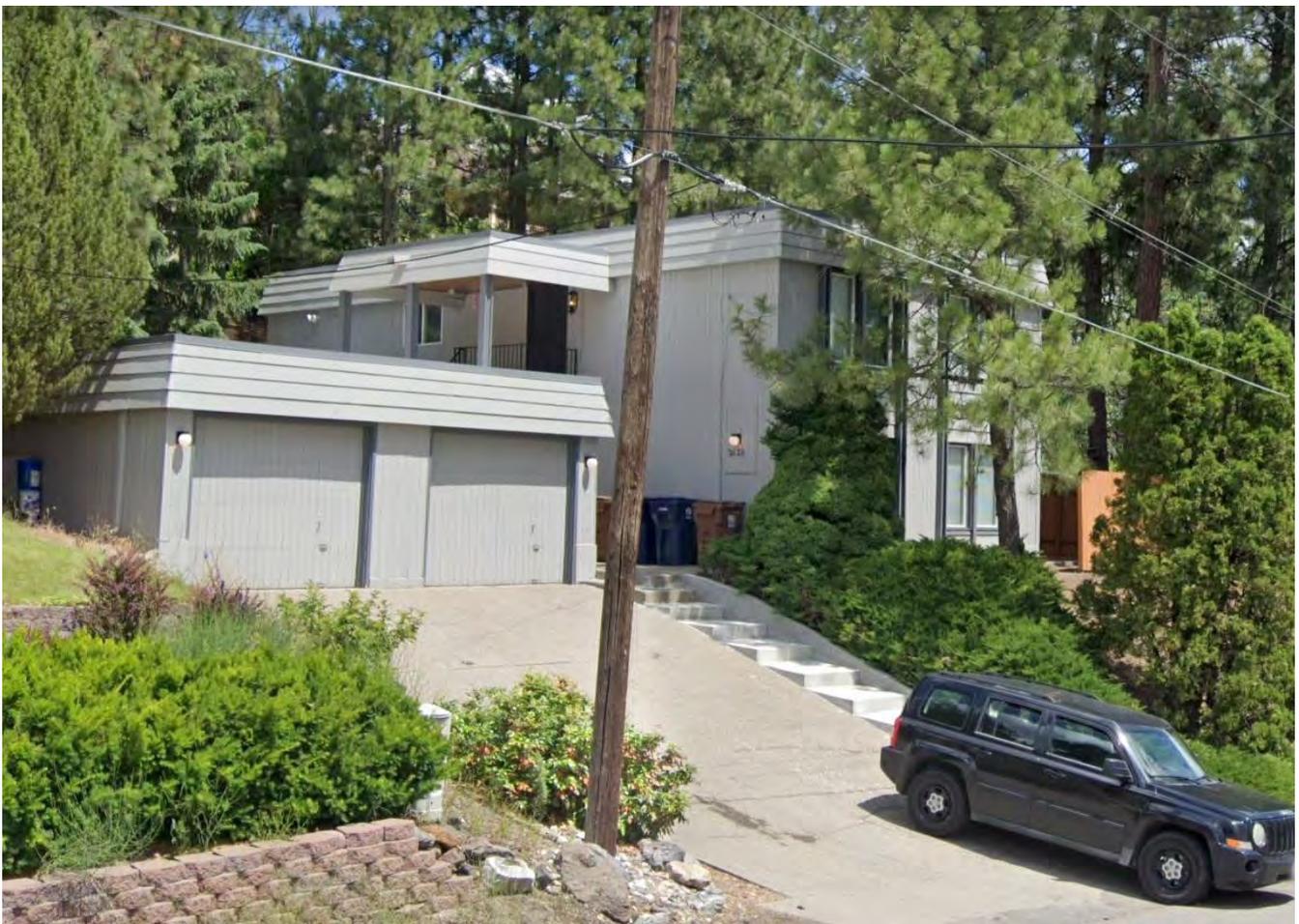


510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

27TH AVE REZONE
REZONE/COMPREHENSIVE PLAN AMENDMENT
SPOKANE, WA.

DRAWN	LJT	DATE	10/27/2021	EXHIBIT	1 OF 1
CHECKED	AJS	SCALE	1" = 100'	PROJECT	21-432

21-423-REZONE.dwg EXHIBIT





Freibott, Kevin

From: Liam Taylor <liamt@storhaug.com>
Sent: Wednesday, October 27, 2021 10:42 AM
To: carol_tomsic@yahoo.com; mdlloyd@comcast.net
Subject: FW: 21-402: 31st Ave Rezone: Neighborhood Outreach

Carol and Marilyn,

Following up on this – we also have another rezone via a Comprehensive Plan Amendment located in the Lincoln Heights Neighborhood that we would like to discuss with your council. This property is located at parcel no. [35284.0174](#), 2621/2623 E 27th Ave, which is currently zoned Residential Two-Family (RTF), and we are proposing a change to the Residential Multi-Family (RMF) zone. Please let us know if this is something we can get on your docket. Looking forward to hearing back from you!

Sincerely,

Liam J. Taylor, CESCL, Planner II



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



From: Liam Taylor
Sent: Tuesday, October 26, 2021 1:25 PM
To: 'carol_tomsic@yahoo.com' <carol_tomsic@yahoo.com>; 'mdlloyd@comcast.net' <mdlloyd@comcast.net>
Subject: 21-402: 31st Ave Rezone: Neighborhood Outreach

Carol and Marilyn,

We are reaching out to you regarding a possible rezone via a Comprehensive Plan Amendment located within the Lincoln Heights Neighborhood. The subject parcel number is [35331.0017](#), located at 2402 E 31st Ave. Currently, the parcel is zoned Residential Single-Family (RSF), and we are proposing a change to the Residential Multi-Family (RMF) zone. If you have any questions, comments, or would like to schedule a meeting to further discuss please feel free to get in touch.

Sincerely,

Liam J. Taylor, CESCL, Planner II



Comprehensive Plan Amendment



File Z21-283COMP, Exhibit I, p. 15

Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6300
my.spokanecity.org

Record/Permit Number: Z21-283COMP

Job Title: Rezone of parcel # 35284.0174 from RTF to RMF

Expires:

Site Information:

Address: 2621 E 27TH AVE

Permit Status: Pending
Status Date: 11/03/2021

Parcel #: 35284.0174

Parent Permit:

Applicant

Owner

Storhaug Engineering
510 E Third Ave
SPOKANE WA 99202

DODGE JR, RAYMOND D
2621 E 27TH AVE
SPOKANE WA 99223-4910

Description of Work: Rezone of parcel # 35284.0174 from RTF to RMF

Contractor(s)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Amend Comp. Plan, Map, Text or Other Land Use Codes (pre app fee has been paid)	500	\$500.00			
		<u>\$500.00</u>	Estimated Balance Due :		Amount: \$500.00

CONDITIONS OF APPROVAL

Exhibit J

SEPA Checklist

Evaluation for
Agency Use Only**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**File No. ~~Z21-383COMP~~ **Z21-283COMP****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.

Note from City of Spokane Staff:

The proposal classified as File Z21-283COMP has been recommended for expansion by the Spokane Plan Commission, adding four (4) parcels and an area of approximately 0.76 acres to the project area.

The properties added to the proposal by Plan Commission include:

Parcel	Address
35284.0307	2531 & 2533 E 27 th Ave
35284.0308	2537 & 2539 E 27 th Ave
25284.0309	2603 & 2605 E 27 th Ave
35284.0310	2609 & 2611 E 27 th Ave

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

Evaluation for
Agency Use Only

A. BACKGROUND

1. Name of proposed project: _____

2. Applicant: _____

3. Address: _____

City/State/Zip: _____ Phone: _____

Agent or Primary Contact: _____

Address: _____

City/State/Zip: _____ Phone: _____

Location of Project: _____

Address: _____

Section: _____ Quarter: _____ Township: _____ Range: _____

Tax Parcel Number(s) _____

See the note on page 2 for expanded property addresses and parcel numbers

4. Date checklist prepared: _____

5. Agency requesting checklist: _____

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

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

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

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

Evaluation for
Agency Use Only

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. _____

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

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. _____

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. _____

See the note on page 2 for expanded property addresses and parcel numbers. Legal descriptions are available upon request.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) _____

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). _____

(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? _____

(3) What protective measures will be taken to insure 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. _____

(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? _____

Evaluation for Agency Use Only

b. Stormwater

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

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

- Flat Rolling Hilly Steep slopes Mountainous

Other: _____

The expanded properties are generally rolling, with a grade change in the rear that, depending on the property, is minimal to the maximum percent slope identified by the applicant.

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

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. _____

Expanded properties contain MaC soil.

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

Evaluation for
Agency Use Only

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: _____

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

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

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

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. _____

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

Evaluation for
Agency Use Only

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

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. _____

- (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. _____

- (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. _____

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

Evaluation for
Agency Use Only

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

(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. _____

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. _____

(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. _____

Evaluation for
Agency Use Only

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. _____

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

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

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

4. Plants

a. Check the type of vegetation found on the site:

Deciduous tree: alder maple aspen

Other: _____

Evergreen tree: fir cedar pine

Other: _____

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

The expanded properties have a mix of evergreen and decorative deciduous trees. No modifications to the existing landscaping is anticipated at this time.

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

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

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

Evaluation for
Agency Use Only

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

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: _____

Other (not listed in above categories): _____

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

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

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

Evaluation for
Agency Use Only

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

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.

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

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: _____

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. _

Evaluation for
Agency Use Only

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

(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. _____

(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. _____

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

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

Evaluation for
Agency Use Only

b. NOISE:

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

(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. _____

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

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. _____

The expanded properties all contain duplex structures. Multifamily units and retail are located across 27th Street.

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? _____

Evaluation for
Agency Use Only

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: _____

c. Describe any structures on the site. _____

The expanded properties all contain duplex structures with attached garages.

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

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

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

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

Evaluation for
Agency Use Only

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

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

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

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

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

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

Evaluation for
Agency Use Only

9. Housing

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

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

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

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? _____

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

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

11. Light and Glare

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

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

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

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

12. Recreation

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

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

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

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. _____

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. _____

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. _____

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 _____

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. _____

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 _____

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

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). _____

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

Evaluation for
Agency Use Only

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).)

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. _____

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

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. _____

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

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: _____

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: _____ Signature: Liam J Taylor

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: KayCee Downey</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input checked="" type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
--

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

There are no current plans to redevelop
the expanded area.

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? _____

Proposed measures to avoid or reduce such increases are: _____

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

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

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

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

Evaluation for
Agency Use Only

4. 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? _____

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

5. 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? _____

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

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

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

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

Evaluation for
Agency Use Only

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 may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: Liam J Taylor

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: KayCee Downey</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p>A. <input checked="" type="checkbox"/> there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p>B. <input type="checkbox"/> probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p>C. <input type="checkbox"/> there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
--

Exhibit K

SEPA Determination of Non-Significance

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z21-283COMP

PROPONENT: 2621 27th LLC (Agent: Liam Taylor, Storhaug Engineering) & City of Spokane

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for five parcels totaling 0.95 acres from "Residential 10-20" to "Residential 15-30" and a concurrent change of zoning from "Residential Two-Family" (RTF) to "Residential Multifamily" (RMF). No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns five parcels: 35284.0174, 35284.0307, 35284.0308, 35284.0309, and 35284.0310, located at 2531, 2533, 2537, 2539, 2603, 2605, 2609, 2611, 2621, and 2623 E 27th Ave.; middle of block bounded by S Southeast Blvd to the west, S Mt Vernon St to the southeast, and E 27th Ave to the south; Lincoln Heights neighborhood.

LEGAL DESCRIPTION: SE28-25-43, DESSERT 5 AC TR W82.5FT OF S100FT OF TR 3; HARGREAVES & BORSTE ADD L7 B1; HARGREAVES & BORSTE ADD L8 B1; HARGREAVES & BORSTE ADD L9 B1; HARGREAVES & BORSTE ADD L10 B1

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 September 13, 2022 if they are intended to alter the DNS.

Responsible Official: Spencer Gardner

Position/Title: Director, Planning Services **Phone:** (509) 625-6500

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

Date Issued: Aug 23, 2022 **Signature:** 

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.

Exhibit L

Agency Comments

From: [Carol Tomsic](#)
To: [Mowery Frashefski, Kara](#); [Downey, KayCee](#); [Freibott, Kevin](#); [Black, Tirrell](#)
Subject: Agency Comments on the 2021-2022 Proposed Comprehensive Plan Amendments
Date: Thursday, April 28, 2022 12:01:57 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Lincoln Heights Neighborhood Council Comments on the 2021-2022 Proposed Comprehensive Plan Amendments

FILE NO Z21-282COMP, 2402 E 31st Ave

A. Background - 7a

This answer conflicts with general application answers. A commercial mixed-use was not mentioned. In the general application description of proposal the applicant responded to 1b - to allow for a greater number of residential units in the immediate vicinity of Centers and Corridor Core Land Use Designations. 1f - all studies listed supported multi-family residential housing of a variety of types which will increase the housing supply of the city and promote the economic development of our existing center core.

3. Water - a. Surface Water

There is a wetland to the west of the parcel. The wetland is described and identified in a Garden District PUD Wetland Delineation Report. The parcel is comprised of rock outcrop and future development and removal of the rock outcrop may affect water flow and endanger the wetland. The report is located on the Garden District PUD project page.

8. Land and Shoreline Use. - a.

It is stated that the expansion parcel currently contains a public transit park-and-ride and the property owner has indicated no intent to change current use. I would like to state that in a 2015 Urban Land Institute Technical Assistance Panel Recommendation Report for the City of Spokane on Lincoln Heights, it was noted , "South Hill Park & Ride has been identified as an opportunity site for redevelopment" and "It has a large, underused parking area, and a new park & ride is scheduled to be built further south on East 57th Ave." A change to residential multifamily residential 15-30 on the expansion property and its affect on our neighborhood infrastructure is substantial.

8. Land and Shoreline Use - h.

I'd like to know more about the impact and protection of proposed development in a 500-year floodplain.

14. Transportation - d.

The amendment proposal will require significant improvements to SE Blvd from 29th to Regal and 29th Avenue.

In a 2014 SRTC Congestion Management Process report, 29th Ave was classified as a Tier 2 Corridor. "Tier 2 corridors will continue to be monitored because of the roadway's regional importance, but congestion management strategies will not be assigned to these corridors until conditions worse." The proposed zoning change and increased density on the parcels will require congestion relief on 29th.

SE Blvd from 31st to Regal was constructed as a throughway to reduce congestion on 29th. The Garden District PUD will open the west side of 31st/SE Blvd. Any new development will require infrastructure improvements. A stop sign at the west side of 31st/SE Blvd will not be sufficient. Traffic improvements will need to be done prior to any zoning/density changes.

FILE No. Z21-283COMP, 2621 & 2623 E 27th Ave.

14. Transportation - d.

Our council has received traffic/parking complaints from businesses on the north side of 27th, adjacent to the parcels. 27th was updated to an arterial in 2019. Stop signs were added at Mt. Vernon and Fiske Street and a centerline was added due to the higher volume on the roadway. There are also no sidewalks in front of the parcels. I'd like to request sidewalks and traffic calming measures in conjunction with the proposed zoning and density changes.

Please send an email confirmation of receipt. Thank you.

Lincoln Heights Neighborhood Council Official Comments for 6/22/22 Plan Commission Workshop.

The Lincoln Heights Neighborhood Council executive board met on 6/19/22 at 6 pm via Zoom and voted to accept/submit these comments in accordance with our bylaws.

Comment on Z21-282COMP, 2402 E 31st and 2502 E 31st

Wetland Protection

The proposed increase of density on the parcel would require an expansion of the buffer edge on the wetland west of the parcel. (17E.070.110). The proposed increase of the density of the parcel may also endanger the wetland. The parcel is comprised of rock outcrop and future development and removal of the rock outcrop may affect water flow and dewater the wetland.

Preservation of trees and historically walked across trails

Our council would like to request historically walked across trails and trees be preserved as part of the proposed zoning change. The preservation of the trees and historically walked across trails will match the land use on the adjacent parcels. An unpaved trail in the Garden District PUD will extend through the Touchmark property to preserve historical trail access. The Garden District PUD also has an open space that preserved trees.

Traffic Calming

The proposed increase of density on the parcel would require vital traffic calming and sidewalk improvements prior to the proposed zoning change. Safe walkways and bicycles paths that link our district center and residential neighborhoods are a necessity and a goal in LU 4. A key theme in the transportation chapter of the Comprehensive Plan is transportation and land use are closely connected.

Presently there are no safe pedestrian crossings on SE Blvd between 29th to Regal. The Garden District PUD will have 236 residential units. A developer is proposing 100 residential units on 2402 E 31st Ave parcel. Increased density will keep our district center thriving and sustainable but not if there are no safe and convenient pedestrian and bicycle linkages to our transit park & ride and district center.

Our council asks that a hawklight or flashing beacon be installed at the intersection of 31st and SE Blvd prior to the zoning changes. The Garden District PUD was designed for pedestrians and bicyclists. There is a plan for a pedestrian and bicyclist corridor by the parcel that would connect to the bicycle greenway on Fiske/29th. An increased density on the parcel without necessary infrastructure for traffic calming does enhance the public health and safety of residents, a goal in the transportation chapter of the Comprehensive Plan.

And a key theme in the Transportation Chapter is 'fix it first' and 'enhance and optimize existing infrastructure before expanding a system'.

SE Blvd from 31st to Regal was constructed as a throughway to reduce congestion on 29th. The Garden District PUD will open the west side of 31st/SE Blvd. The intersection is a turning point for STA buses on the east side of 31st/SE Blvd. A stop sign at the west side of 31st/SE Blvd will not be sufficient. In addition, residents are concerned the increased density will adversely affect the mitigated traffic calming in the Garden District PUD. In addition, the increased congestion at SE Blvd and 31st will detour the throughway traffic into residential neighborhoods and increase congestion on 29th. Traffic calming is necessary prior to the proposed zoning change.

A 2004 Southside Transportation Study stated that during the initial reconstruction of SE Blvd the city designed the road to be a four-lane principal arterial but due to public concern passed a resolution instead that when traffic volumes reached a specific threshold, the arterial would be re-stripped to four lanes to accommodate future volumes. The study stated that the threshold was reached several years before the Southside Transportation Study. A principal arterial that bisects our neighborhood and creates access barriers to pedestrians and adversely impacts our residents is not an acceptable solution in the LU 4 transportation, but it is an affirmation that we need to solve our present traffic problems prior to any increased density.

The proposed increased density on the parcel will require congestion relief on 29th. In a 2014 SRTC Congestion Management Process report, 29th was classified as a Tier 2 Corridor. The report stated, "Tier 2 corridors will continue to be monitored because of the roadway's regional importance, but congestion management strategies will not be assigned to these corridors until conditions worse". The traffic congestion at 31st and SE Blvd will increase traffic congestion on 29th.

In addition, 29th has high traffic volumes and wide crossing widths. The increased traffic due to increased density will reduce pedestrian access to our district center. A RRFB at the crosswalk at Rosauer and 29th was funded in our council's 2020 traffic calming application. The safety of our residents is a primary concern. Crosswalk signage is needed at 29th/Fiske and 29th/Mt Vernon so our residents can safely cross to and from our district center on 29th. The city also needs to work on implementing traffic solutions in the 2019 DKS traffic study of the 29th Ave Corridor prior to proposed increased density.

STA parcel

It is stated that STA has indicated no intent to change the current use at their park & ride but, a 2015 Urban Land Institute Technical Assistance Panel Recommendation Report for the City of Spokane on Lincoln Heights noted the "South Hill Park & Ride has been identified as an opportunity site for redevelopment". The report said, "layover and transfer functions must be accommodated or replaced on another site" and "it has a large, underused parking area and a new park & ride is scheduled to be built further south." The City's addition of the STA site does not encourage or advocate alternative transportation modes consistent with the LU 4 transportation, especially since there is a park & ride further south and a proclaimed housing emergency for infill. An unintentional loss of our park & ride would be detrimental to our district center and neighborhood.

Comment on Z21-283COMP, 2621 & 2623 E 27th

27th between SE Blvd and Ray St was updated to an arterial in 2019. Stop signs were added at Mt Vernon and Fiske St and a centerline was added due to the higher volume on the roadway. Our council has received traffic/parking complaints from the businesses on the north side of 27th, adjacent to the parcels. There are no sidewalks in front of the parcels. Our council requests traffic calming measures and sidewalk installation in conjunction with the proposed zoning and density changes.

From: [Carol Tomsic](#)
To: [Freibott, Kevin](#); [Downey, KayCee](#); [Black, Tirrell](#)
Cc: [Marilyn](#); [Sally](#); [Kinnear, Lori](#); [Wilkerson, Betsy](#); [Beggs, Breean](#); [Cathcart, Michael](#); [Gardner, Spencer](#)
Subject: Comments on the 2021-2022 Proposed Comprehensive Plan Amendments
Date: Friday, July 22, 2022 7:13:40 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Comment on Z21-282COMP, 2402 E 31st and 2502 E 31st

The proposed increased density at 2402 E 31st does not encourage affordable housing variety and options for the missing middle in our neighborhood. It just encourages a developer to build 114 residential units. The city's basis on building housing near centers and corridors is antiquated. The pandemic has led people away from dense spaces, and less reliant on transit due to remote work. A less dense land use on the parcel necessitates a housing variety where residents can be home-owners, build generational wealth, and develop a stake in our neighborhood. And, the proposed increased density allowing 114 residential units will take away open-space and make our streets congested and unsafe for pedestrians and bicyclists. An increased density will also negatively affect the existing single-family houses on the south side of the parcel and the 236 well-designed residential units in the upcoming Garden District PUD.

A hawklight or flashing beacon will need to be installed at 31st/SE Blvd before any zoning or land use change. Presently, there are no safe pedestrian crossings on SE Blvd between 29th to Regal. Increased housing will keep our district center thriving and sustainable but not if there are no safe and convenient pedestrian and bicycle linkages to our transit park & ride and district center.

The city also needs to implement the traffic solutions in the 2019 KDS traffic study of the 29th Ave Corridor and preserve the mitigated traffic calming in the Garden District PUD prior to any zoning or land use change. I am greatly concerned the increased congestion at SE Blvd/31st will detour throughway traffic on SE Blvd between 29th and Regal into our residential neighborhoods.

I want the city-added parcel at 2502 E 31st to be withdrawn from the amendment. The South Hill Park & Ride has been identified as an opportunity for redevelopment (2015 Urban Land Institute Technical Assistance Panel Recommendation Report for the City of Spokane on Lincoln Heights). STA also included 'a more active role in land use and development' and 'allowing transit compatible development on STA property' in their current 2035 survey. An unintentional loss of our South Hill park & ride would be detrimental to our district center and neighborhood.

The wetland must be protected. The increased density on the parcel would require an expansion of the buffer edge on the wetland west of the parcel. The parcel is comprised of rock outcrop and future development and removal of the rock outcrop may affect water flow and dewater the wetland.

The historically walked across bicycle and pedestrian trails on the parcel must be preserved. 33rd/Altamont can not be vacated without a guarantee the historically used right-of-way bicycle and pedestrian trails on the land will be preserved and maintained by the owner/city.

Comment on Z21-283COMP

27th between SE Blvd and Ray St was updated to an arterial in 2019. A centerline was added. Stop signs were added at Mt. Vernon and Fiske St. The traffic moves fast on the street. There are no sidewalks in front of the parcels. It is unsafe to walk on the street (especially where cars are parked and I am closer to the centerline) or cross at the 27th/Mt Vernon intersection. Sidewalks must be added prior to a zoning or land use change.

Comment on Z22-097COMP

I support the Bike Map Modification #4, Bike Map Modification #11, and Bike Modification #12. Our neighborhood is bicycle friendly and I greatly appreciate all the work Colin Quinn-Hurst does to make our streets safe for our bicyclists.

Carol Tomsic
resident



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 19, 2022

KayCee Downey
Assistant Planner II
City of Spokane
808 West Spokane Falls Boulevard
Spokane, WA 99201

In future correspondence please refer to:
Project Tracking Code: 2022-04-02773
Property: City of Spokane_Comprehensive Plan Map Amendment (Z21-283COMP)
Re: Historic Property Survey Requested

Dear KayCee Downey:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

DAHP requests that before all 5 of the parcels are rezoned, each duplex should be formally documented on a Statewide Historic Property Inventory Form using DAHP's Wisaard system. The property at 2621-2623 East 27th is over 50 years old and the other associated properties to the west will be 50 years old in 2028. All retain a high level of architectural integrity. Intact, post-WWII resources are becoming scarce in the State and this collection of Split Entry duplexes, developed by the Dave Hargreaves Construction Company, are fairly unique. Dave Hargreaves was a prolific builder, designer, and developer who specialized in this type of construction and whose work is not well represented in existing surveys. Additionally, some of these properties are located within the Hargreaves & Borste Addition which was platted and developed by Hargreaves. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me or Michael Houser (Michael.Houser@dahp.wa.gov).

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





**Spokane Tribe of Indians
Tribal Historic Preservation Officer**

PO Box 100 Wellpinit WA 99040

April 18, 2022

To: Kaycee Downey, assistant planner II

RE: File No. Z21-283 COMP 2621 & 2623 E 27th Ave

Ms. Downey,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this project is to preserve and protect all cultural resources whenever protection is feasible.

After archive research this area has a high potential for cultural resources, however the area has been extensively developed in the surrounding area and the Spokane Tribe is not requesting a cultural survey at this time.

RE: This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work.

This letter is your notification that your project has been cleared and your project may move forward.

However, if any artifacts or human remains are found upon excavation, the Tribal historic Preservation office (**THPO**) should be immediately notified and the work in the immediate area cease. Should additional information become available or the scope of work changes our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage, if questions arise, please contact me at (509) 258 – 4222.

Regards,

Randy Abrahamson
Tribal Historic Preservation Officer (T.H.P.O.)



May 2, 2022

KayCee Downey
Assistant Planner II
City of Spokane
Community and Economic Development
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: **Z21-283 COMP COMPREHENSIVE PLAN AMENDMENT – 2621 & 2623 E 27TH AVE**

Dear Ms. Downey,

Spokane Transit has reviewed the proposed amendment of the Land Use Plan Map designation for five parcels totaling 0.95 acres from “Residential 10-20” to “Residential 15-30” and a concurrent change of zoning from “Residential Two-Family (RTF)” to “Residential Multifamily (RMF)”.

Given the proximity of the parcels to transit along Southeast Blvd, 29th Avenue, and the South Hill Park & Ride, Spokane Transit fully supports the proposed changes to the land use plan map and zoning designations. Increasing opportunities for mixed use or multifamily development near transit is a benefit to the City and its residents. We applaud the City of Spokane for updating their Comprehensive Plan, and STA looks forward to continued work with the City in the future.

Regards,

A handwritten signature in black ink, appearing to read 'Karl Otterstrom'.

Karl Otterstrom, AICP
Chief Planning and Development Officer

cc: E. Susan Meyer, CEO

April 28, 2022

KayCee Downey
Assistant Planner II
City of Spokane
Planning Services
808 W Spokane Falls Blvd.
Spokane, WA 99201

RE: City of Spokane Proposed Comprehensive Plan Amendments

Dear KayCee:

Thank you for the opportunity to review and comment on the City of Spokane's comprehensive plan amendments Z22-097COMP, Z21-283COMP and Z21-284COMP. SRTC staff has reviewed the notices and materials provided. SRTC's requirements for reviewing and certifying comprehensive plans is outlined in [SRTC's Plan Review and Certification Process Instruction Manual](#).

Based on the information provided for the proposed comprehensive plan changes, SRTC has determined that the proposed amendments are generally consistent with the relevant policies and principles of [Horizon 2045](#), the Regional Transportation Plan (RTP) as well as with the relevant transportation planning requirements of the Revised Code of Washington ([RCW](#)), including the Growth Management Act ([GMA](#)).

In the future, SRTC would like to be able to provide a more comprehensive analysis of regional impacts. If a development proposal is submitted as a result of a comprehensive plan amendment, SRTC may conduct a regional level of service (LOS) analysis for the regional mobility corridors. To that end, we look forward to working with the City of Spokane to discuss opportunities for SRTC to provide the analysis.

Please contact me if you need any additional information about our review of these amendment proposals.

Sincerely,

Ryan Stewart

Ryan Stewart, AICP
Principal Transportation Planner

SRTC MEMBER AGENCIES

- City of Airway Heights • City of Cheney • City of Deer Park • City of Medical Lake • City of Millwood • City of Spokane
- City of Spokane Valley • Kalispel Tribe of Indians • Spokane County • Spokane Transit Authority • Spokane Tribe of Indians
- Town of Fairfield • Town of Latah • Town of Rockford • Town of Spangle • Town of Waverly
- Washington State Dept of Transportation • Washington State Transportation Commission



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 28, 2022

KayCee Downey
Assistant Planner II
City of Spokane
808 W. Spokane Falls Blvd
Spokane, WA 99201

Re: Comprehensive Plan Land Use Map Amendment - E 27th Ave Rezone
File: Z21-283COMP

Dear KayCee Downey:

Thank you for the opportunity to provide comments regarding the Comprehensive Plan Land Use Map Amendment - E 27th 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

Project looks to be less than one acre, so Construction Stormwater General Permit is not required. If the soil disturbance for this project exceeds one acre of soil disturbance, a Construction Stormwater General Permit may be required.

For more information or 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.

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: 202201813)

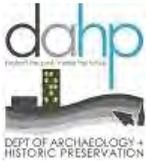
Exhibit M

Public Comments

No public comments were received prior to August 12, 2022, the drop date for when written comments were included in this year's Comprehensive Plan amendments staff reports. If any written comments are received prior to the Plan Commission or City Council hearings, they will be forwarded to the appropriate body.

Exhibit N

Applicant Historic Inventory Form



Historic Property Report

Resource Name: Duplex

Property ID: 159721

Location



Address: 2621 E 27TH AVE, SPOKANE, WA 99223
Tax No/Parcel No: 35284.0174
Plat/Block/Lot: DESSERT 5 AC TR W82.5FT OF S100FT OF TR 3
Geographic Areas: Spokane County, SPOKANE NE Quadrangle, T25R43E

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

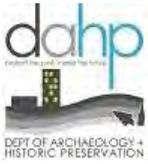
Category

Architecture

Community Planning and Development

Architect/Engineer:

Category	Name or Company
Builder	Stuart-Erwin Construction Co.



Historic Property Report

Resource Name: Duplex

Property ID: 159721

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00089, , Assessors Data Project: Spokane Residential 1	7/1/2011	Not Determined	
2021-09-06106, DAHP, Architect File 2	4/29/2022	Survey/Inventory	
2022-07-04604, , W 27th Ave Spokane evaluation	7/11/2022	Survey/Inventory	
2022-07-04604, , W 27th Ave Spokane evaluation	7/11/2022	Survey/Inventory	



Historic Property Report

Resource Name: Duplex

Property ID: 159721

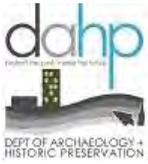
Photos



2621e27thAve_Spokane1.JPG



Images.docx



Historic Property Report

Resource Name: Duplex

Property ID: 159721

Inventory Details - 7/1/2011

Common name:

Date recorded: 7/1/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 35284.0174

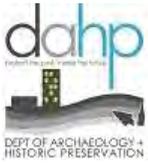
SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Material	Asphalt/Composition - Shingle
Roof Type	Gable
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex

Surveyor Opinion



Historic Property Report

Resource Name: Duplex

Property ID: 159721

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 2621 E 27th Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1969 and is a multiple family house. The 2-story building has a gable roof clad in asphalt composition shingles. The duplex form sits on a poured concrete foundation.



Historic Property Report

Resource Name: Duplex

Property ID: 159721

Inventory Details - 4/29/2022

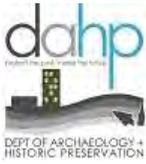
Common name:

Date recorded: 4/29/2022

Field Recorder: Michael Houser

Field Site number:

SHPO Determination



Historic Property Report

Resource Name: Duplex

Property ID: 159721

Inventory Details - 7/11/2022

Common name:

Date recorded: 7/11/2022

Field Recorder: Betsy Bradley

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Roof Type	Flat with Parapet
Cladding	Wood - Vertical Boards
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: The appearance and arrangement of the duplex were influenced by the slope of the lot and the appearance of apartment buildings of the time, more so than residential design. For instance, a three-story apartment building erected in 1967 in the Browne's Addition neighborhood had a similar cubic form with windows set in bays with horizontal siding separated by vertical bands of brick. The duplex project is unremarkable in design, layout and materials for Spokane, and was not a project of a well-known builder. It is not recommended to be architecturally significant, even though it has very good historic integrity in design, materials and workmanship, as well as location, setting, feeling and association.

Stuart's duplex is not considered to be historically significant in the pattern of residential development of the Lincoln Heights area.



Historic Property Report

Resource Name: Duplex

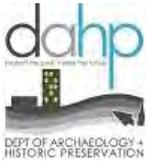
Property ID: 159721

Physical description: The duplex at 2621-23 East 27th Avenue is situated on a flattened area above street-level on a steeply-rising slope below a long and prominent ridge. A flight of concrete steps leads to the entrances near the southwest corner of the residential building while a steep concrete apron spans the area between the street and the garage. The stacked-unit duplex was positioned next to, and slightly separated from, a two-car garage to the west. The rectangular form of the flat-roofed duplex is sheathed with wood siding laid in both vertical and horizontal runs. The roofs of both the dwelling and the garage are edged with short and steeply-pitched mansard-like cornices clad with horizontal wood siding. The entrances are near the middle of the west wall; the entrance to the lower unit is protected by the entrance to the upper unit, which has a staircase rising along the west wall to the south. A flat-roof edged with the same mansard form protects the upper-level entrance and is supported in part by posts rising from the garage; this high roof creates a breeze-way-like area between the residential unit and the garage. The fenestration pattern on both stories is identical, with paired windows set in two bays of the five-bay façade.

Bibliography: Archived Building permits: 2621-23 E 27th; 2649 E 27th; 2653 E 27th; 2915 E 27th.
Scout Map Spokane: building dates of adjacent properties.
Newspaper articles, including
“Havermale Island Site for Carousel,” Spokane Chronicle 16 July 1968, p. 9 (zoning change)
“City to Consider Petition by Elks,” Spokesman Review 24 March, 1968, p. 14 (Harrington plan)

Exhibit O

Expansion Historic Inventory Forms

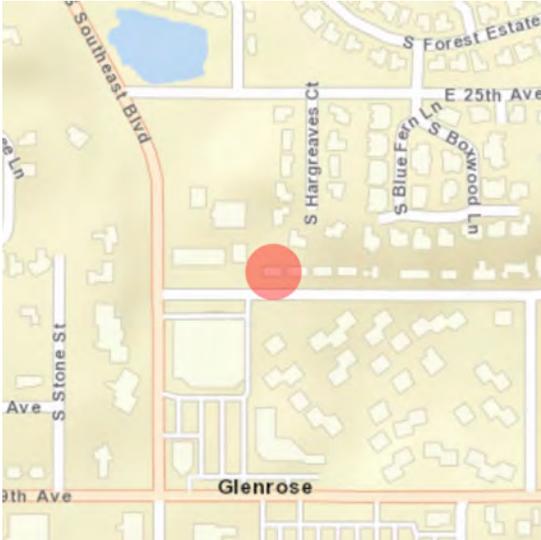


Historic Property Report

Resource Name: Hargreaves and Borste Duplex 1

Property ID: 728792

Location



Address: 2531 E 27th Ave, Spokane, Washington, 99223

Geographic Areas: Spokane County, SPOKANE NE Quadrangle, Spokane Certified Local Government, T25R43E28, Spokane County Certified Local Government

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1979	<input type="checkbox"/>

Historic Use:

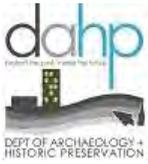
Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	David Hargreaves Construction



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 1

Property ID: 728792

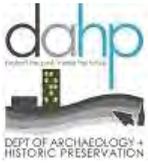
Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2022-08-05466, , 27th Rezone Z21-283COMP (2022-04-02773)	8/17/2022	Survey/Inventory	



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 1

Property ID: 728792

Photos



Hargreaves and Borste Duplex 1 a.JPG



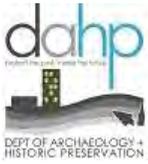
Hargreaves and Borste Duplex 1 d.JPG



Hargreaves and Borste Duplex 1 c.JPG



Hargreaves and Borste Duplex 1 b.JPG



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 1

Property ID: 728792

Inventory Details - 8/17/2022

Common name:

Date recorded: 8/17/2022

Field Recorder: Logan Camporeale

Field Site number:

SHPO Determination

Detail Information

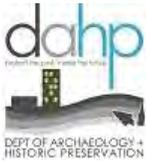
Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 1

Property ID: 728792

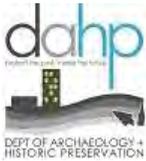
Significance narrative: Hargreaves and Borste Duplex 1 is not recommended for listing on the local or national register of historic places primarily because it does not meet the 50 year guideline for listing a property on the register. Although in some cases it may be appropriate to override the 50 year guideline for exceptionally significant properties, this duplex does not rise to that level.

Hargreaves and Borste Duplex 1 was constructed in 1979 by the David Hargreaves Construction Company. The duplex is a highly intact split-level contemporary design which is fairly unique and becoming scarce in Spokane and Washington State. Although single-family splits are common, there were far less split-level duplexes constructed. Hargreaves and Borste Duplex 1 was built on lot 7 in the Hargreaves and Borste Addition, which was a mixed residential development platted by Hargreaves and his partner Max Borste, a realtor. The northern part of the addition was in a single-family zone, but the southern four lots on 27th Avenue were rezoned for multi-family use before Hargreaves and Borste platted the addition. David Hargreaves Construction served as the general contractor on the project and other sub-contractors who worked on the property included Precision Development Company (plumbers) and Apollo Electric. There are only eight known examples of Hargreaves duplexes located in two separate groups, and this is one of only four examples built in a split-level design.

Dave Tower Hargreaves was a prolific builder, designer, and developer who specialized in split-level design and construction, and whose work is not well represented in existing surveys. Hargreaves began working in residential development in Spokane in the late 1960s following closely in his father, Melvin Hargreaves' footsteps. His father was also a builder of houses, often advertising himself as a "master builder." The younger Hargreaves was a prolific builder himself, primarily focusing on Spokane's upper South Hill in the Southgate, Lincoln Heights, and Comstock neighborhoods. He built dozens, if not hundreds, of residential single-family and multi-family houses. He most frequently built houses in a split-level or rancher design. His houses, including ones he designed himself, were featured in model home tours in the 1970s and 1980s. He was recognized by his peers for his contributions to contemporary residential development.

Hargreaves and Borste Duplex 1 is potentially eligible for its architectural significance as a somewhat distinct example of a contemporary split-level duplex. The duplex may also be eligible for its association with David Hargreaves due to his impact on residential development on the upper South Hill. But, the duplex does not meet the 50 year age guideline for listing on the Spokane Register of Historic Places and therefore is not currently recommended for listing on the local or national register. The duplex retains good historic integrity in design, materials and workmanship, as well as location, setting, feeling and association.

Note: There is a collection of split level duplexes which includes a few properties that are similar to this example in the city of Spokane Valley on the 1700 Block of North Glenn Road and the 10700-10800 blocks of East Augusta and East Nora Avenues.



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 1

Property ID: 728792

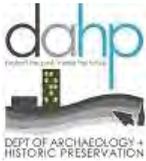
Physical description: The split-level duplex at 2531 East 27th Avenue is situated on Spokane's South Hill on a site above street level on a south-facing slope. It is the westernmost duplex in a group of four similarly designed adjacent duplexes that create a short but consistent blockface of multi-family housing.

A shared central driveway provides access to two basement-level one car garages with paneled garage doors, one for each unit of the duplex. A pair of concrete staircases rise from the driveway to provide access to each unit's front door, which are bookended by sidelights. The duplex is symmetrical and it features a low-pitched side gabled roof covered in composition shingles with one living unit on the west and one on the east. The bottom half of the primary façade is covered in natural stone and the upper level, which is slightly overhanging, is covered in white vertical plank siding. On the primary façade, each unit has three different sized metal window units with shutters on the upper level windows. A natural stone chimney rises from the east end of the roof and a metal flu pipe rises from the west end.

Each unit appears to be designed in a typical split level floorplan where the front door opens to a staircase that provides immediate access to an upper level and a lower level that is the equivalent of a daylight basement. The upper level of each unit likely contains the kitchen and a bedroom, while the lower level likely contains a bedroom and the garage.

Bibliography:

Archived Building Permits: 2531-2533 E. 27th Ave.
 "Approved the preliminary plat of Hargreaves and Borste Addition," Spokesman-Review October 27, 1978, page 15.
 "Havermale Island Site for Carousel, Amendment Read," Spokane Chronicle July 16, 1968, page 9.
 "Building Permits, Dave Hargreaves," Spokane Daily Chronicle May 21, 1979, page 5.
 "Board Gives O.K. on Condominium, Other Steps Taken," Spokane Daily Chronicle May 16, 1974, page 39.
 "Home and Furnishing Show Model Home Site Plan," Spokesman-Review August 26, 1973, pages 132 & 135.
 "Builders Home of the Month," Spokesman-Review December 14, 1969, page 40.

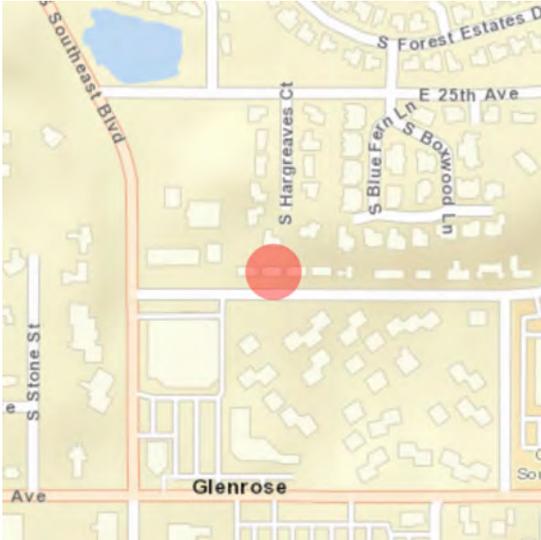


Historic Property Report

Resource Name: Hargreaves and Borste Duplex 2

Property ID: 728795

Location



Address: 2537 E 27th Ave, Spokane, Washington, 99223

Geographic Areas: Spokane County Certified Local Government, T25R43E28, SPOKANE NE Quadrangle, Spokane County, Spokane Certified Local Government

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1979	<input type="checkbox"/>

Historic Use:

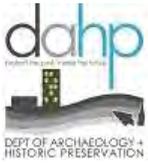
Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	David Hargreaves Construction



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 2

Property ID: 728795

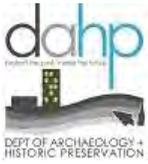
Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2022-08-05466, , 27th Rezone Z21-283COMP (2022-04-02773)	8/18/2022	Survey/Inventory	



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 2

Property ID: 728795

Photos



Hargreaves and Borste Duplex 2 a.JPG



Hargreaves and Borste Duplex 2 d.JPG



Hargreaves and Borste Duplex 2 c.JPG



Hargreaves and Borste Duplex 2 b.JPG



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 2

Property ID: 728795

Inventory Details - 8/18/2022

Common name:

Date recorded: 8/18/2022

Field Recorder: Logan Camporeale

Field Site number:

SHPO Determination

Detail Information

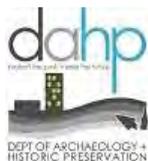
Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 2

Property ID: 728795

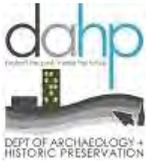
Significance narrative: Hargreaves and Borste Duplex 2 is not recommended for listing on the local or national register of historic places primarily because it does not meet the 50 year guideline for listing a property on the register. Although in some cases it may be appropriate to override the 50 year guideline for exceptionally significant properties, this duplex does not rise to that level.

Hargreaves and Borste Duplex 2 was constructed in 1979 by the David Hargreaves Construction Company. The duplex is a highly intact split-level contemporary design which is fairly unique and becoming scarce in Spokane and Washington State. Although single-family splits are common, there were far less split-level duplexes constructed. Hargreaves and Borste Duplex 2 was built on lot 8 in the Hargreaves and Borste Addition, which was a mixed residential development platted by Hargreaves and his partner Max Borste, a realtor. The northern part of the addition was in a single-family zone, but the southern four lots on 27th Avenue were rezoned for multi-family use before Hargreaves and Borste platted the addition. David Hargreaves Construction served as the general contractor on the project and other sub-contractors who worked on the property included Precision Development Company (plumbers) and Apollo Electric. There are only eight known examples of Hargreaves duplexes located in two separate groups, and this is one of only four examples built in a split-level design.

Dave Tower Hargreaves was a prolific builder, designer, and developer who specialized in split-level design and construction, and whose work is not well represented in existing surveys. Hargreaves began working in residential development in Spokane in the late 1960s following closely in his father, Melvin Hargreaves' footsteps. His father was also a builder of houses, often advertising himself as a "master builder." The younger Hargreaves was a prolific builder himself, primarily focusing on Spokane's upper South Hill in the Southgate, Lincoln Heights, and Comstock neighborhoods. He built dozens, if not hundreds, of residential single-family and multi-family houses. He most frequently built houses in a split-level or rancher design. His houses, including ones he designed himself, were featured in model home tours in the 1970s and 1980s. He was recognized by his peers for his contributions to contemporary residential development.

Hargreaves and Borste Duplex 2 is potentially eligible for its architectural significance as a somewhat distinct example of a contemporary split-level duplex. The duplex may also be eligible for its association with David Hargreaves due to his impact on residential development on the upper South Hill. But, the duplex does not meet the 50 year age guideline for listing on the Spokane Register of Historic Places and therefore is not currently recommended for listing on the local or national register. The duplex retains good historic integrity in design, materials and workmanship, as well as location, setting, feeling and association.

Note: There is a collection of split level duplexes which includes a few properties that are similar to this example in the city of Spokane Valley on the 1700 Block of North Glenn Road and the 10700-10800 blocks of East Augusta and East Nora Avenues.



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 2

Property ID: 728795

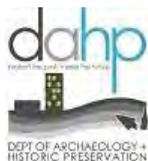
Physical description: The split-level duplex at 2537 East 27th Avenue is situated on Spokane's South Hill on a site above street level on a south-facing slope. It is the duplex that is second from the west in a group of four similarly designed adjacent duplexes that create a short but consistent blockface of multi-family housing.

A shared wrap-around driveway provides access to three basement-level one car garages with paneled garage doors, two garage spaces for one unit and one for the other. Two concrete staircases rise from the driveway to provide access to each unit's front door, which is bookended by sidelights. The duplex is symmetrical and it features a low-pitched side gabled roof covered in composition shingles with one living unit on the west and one on the east. The bottom half of the primary façade is covered in multi-color brick and the upper level, which is slightly overhanging, is covered with a manufactured stucco product with vertical joints that creates a contemporary half-timbered look. On the primary façade, each unit has three different sized metal window units. A brick chimney rises from each end of the roof.

Each unit appears to be designed with a typical split level floorplan where the front door opens to a staircase that provides immediate access to an upper level and a lower level that is the equivalent of a daylight basement. The upper level of each unit likely contains the kitchen and a bedroom, while the lower level likely contains a bedroom and the garage.

Bibliography:

Archived Building Permits: 2537-2539 E. 27th Ave.
 "Approved the preliminary plat of Hargreaves and Borste Addition," Spokesman-Review October 27, 1978, page 15.
 "Havermale Island Site for Carousel, Amendment Read," Spokane Chronicle July 16, 1968, page 9.
 "Building Permits, Dave Hargreaves," Spokane Daily Chronicle May 21, 1979, page 5.
 "Board Gives O.K. on Condominium, Other Steps Taken," Spokane Daily Chronicle May 16, 1974, page 39.
 "Home and Furnishing Show Model Home Site Plan," Spokesman-Review August 26, 1973, pages 132 & 135.
 "Builders Home of the Month," Spokesman-Review December 14, 1969, page 40.

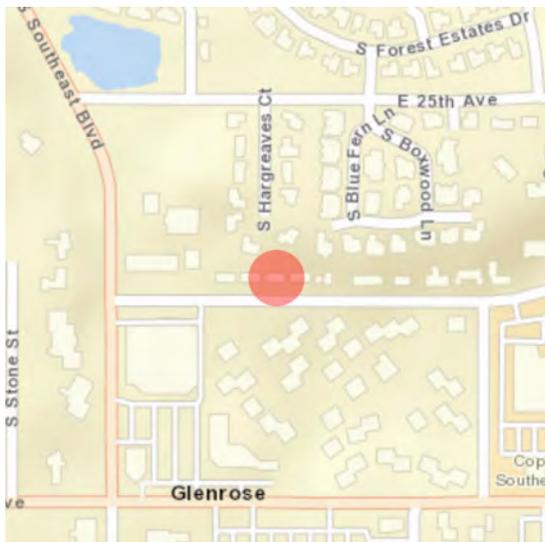


Historic Property Report

Resource Name: Hargreaves and Borste Duplex 3

Property ID: 728796

Location



Address: 2603 E 27th Ave, Spokane, Washington, 99223

Geographic Areas: Spokane County Certified Local Government, Spokane County, T25R43E28, Spokane Certified Local Government, SPOKANE NE Quadrangle

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1979	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	David Hargreaves Construction



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 3

Property ID: 728796

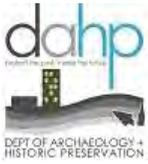
Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2022-08-05466, , 27th Rezone Z21-283COMP (2022-04-02773)	8/18/2022	Survey/Inventory	



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 3

Property ID: 728796

Photos



Hargreaves and Borste Duplex 3 a.JPG



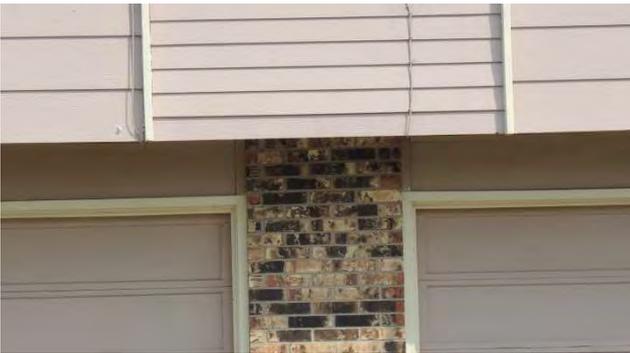
Hargreaves and Borste Duplex 3 b.JPG



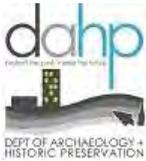
Hargreaves and Borste Duplex 3 e.JPG



Hargreaves and Borste Duplex 3 d.JPG



Hargreaves and Borste Duplex 3 c.JPG



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 3

Property ID: 728796

Inventory Details - 8/18/2022

Common name:

Date recorded: 8/18/2022

Field Recorder: Logan Camporeale

Field Site number:

SHPO Determination

Detail Information

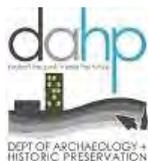
Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 3

Property ID: 728796

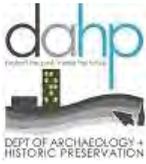
Significance narrative: Hargreaves and Borste Duplex 3 is not recommended for listing on the local or national register of historic places primarily because it does not meet the 50 year guideline for listing a property on the register. Although in some cases it may be appropriate to override the 50 year guideline for exceptionally significant properties, this duplex does not rise to that level.

Hargreaves and Borste Duplex 3 was constructed in 1979 by the David Hargreaves Construction Company. The duplex is a highly intact split-level contemporary design which is fairly unique and becoming scarce in Spokane and Washington State. Although single-family splits are common, there were far less split-level duplexes constructed. Hargreaves and Borste Duplex 3 was built on lot 9 in the Hargreaves and Borste Addition, which was a mixed residential development platted by Hargreaves and his partner Max Borste, a realtor. The northern part of the addition was in a single-family zone, but the southern four lots on 27th Avenue were rezoned for multi-family use before Hargreaves and Borste platted the addition. David Hargreaves Construction served as the general contractor on the project and other sub-contractors who worked on the property included Precision Development Company (plumbers) and Apollo Electric. There are only eight known examples of Hargreaves duplexes located in two separate groups, and this is one of only four examples built in a split-level design.

Dave Tower Hargreaves was a prolific builder, designer, and developer who specialized in split-level design and construction, and whose work is not well represented in existing surveys. Hargreaves began working in residential development in Spokane in the late 1960s following closely in his father, Melvin Hargreaves' footsteps. His father was also a builder of houses, often advertising himself as a "master builder." The younger Hargreaves was a prolific builder himself, primarily focusing on Spokane's upper South Hill in the Southgate, Lincoln Heights, and Comstock neighborhoods. He built dozens, if not hundreds, of residential single-family and multi-family houses. He most frequently built houses in a split-level or rancher design. His houses, including ones he designed himself, were featured in model home tours in the 1970s and 1980s. He was recognized by his peers for his contributions to contemporary residential development.

Hargreaves and Borste Duplex 3 is potentially eligible for its architectural significance as a somewhat distinct example of a contemporary split-level duplex. The duplex may also be eligible for its association with David Hargreaves due to his impact on residential development on the upper South Hill. But, the duplex does not meet the 50 year age guideline for listing on the Spokane Register of Historic Places and therefore is not currently recommended for listing on the local or national register. The duplex retains good historic integrity in design, materials and workmanship, as well as location, setting, feeling and association.

Note: There is a collection of split level duplexes which includes a few properties that are similar to this example in the city of Spokane Valley on the 1700 Block of North Glenn Road and the 10700-10800 blocks of East Augusta and East Nora Avenues.



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 3

Property ID: 728796

Physical description:

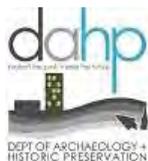
The split-level duplex at 2603 East 27th Avenue is situated on Spokane's South Hill on a site above street level on a south-facing slope. It is the duplex second from the east in a group of four similarly designed adjacent duplexes that create a short but consistent blockface of multi-family housing.

A central shared driveway provides access to two basement-level one car garages with paneled garage doors, two garage spaces for one unit and one for the other. Two concrete staircases rise from the driveway to provide access to each unit's front door, which is bookended by sidelights. The duplex is symmetrical and it features a low-pitched side gabled roof covered in composition shingles with one living unit on the west and one on the east. The bottom half of the primary façade is covered in multi-color brick and the upper level, which is slightly overhanging, is pink colored horizontal siding with alternating sections of wide and narrow planks. On the primary façade, each unit has three different sized vinyl window units. A brick chimney rises from each end of the roof.

Each unit appears to be designed with a typical split level floorplan where the front door opens to a staircase that provides immediate access to an upper level and a lower level that is the equivalent of a daylight basement. The upper level of each unit likely contains the kitchen and a bedroom, while the lower level likely contains a bedroom and the garage.

Bibliography:

Archived Building Permits: 2603-2605 E. 27th Ave.
 "Approved the preliminary plat of Hargreaves and Borste Addition," Spokesman-Review October 27, 1978, page 15.
 "Havermale Island Site for Carousel, Amendment Read," Spokane Chronicle July 16, 1968, page 9.
 "Building Permits, Dave Hargreaves," Spokane Daily Chronicle May 21, 1979, page 5.
 "Board Gives O.K. on Condominium, Other Steps Taken," Spokane Daily Chronicle May 16, 1974, page 39.
 "Home and Furnishing Show Model Home Site Plan," Spokesman-Review August 26, 1973, pages 132 & 135.
 "Builders Home of the Month," Spokesman-Review December 14, 1969, page 40.

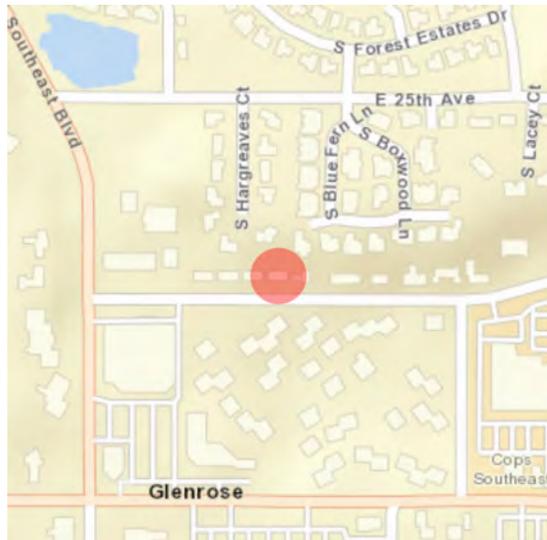


Historic Property Report

Resource Name: Hargreaves and Borste Duplex 4

Property ID: 728797

Location



Address: 2609 E 27th Ave, Spokane, Washington, 99223

Geographic Areas: Spokane Certified Local Government, Spokane County, Spokane County Certified Local Government, T25R43E28, SPOKANE NE Quadrangle

Information

Number of stories: N/A

Construction Dates:

Construction Type	Year	Circa
Built Date	1979	<input type="checkbox"/>

Historic Use:

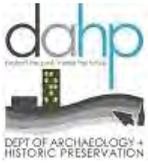
Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	David Hargreaves Construction



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 4

Property ID: 728797

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2022-08-05466, , 27th Rezone Z21-283COMP (2022-04-02773)	8/18/2022	Survey/Inventory	



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 4

Property ID: 728797

Photos



Hargreaves and Borste Duplex 4 a.JPG



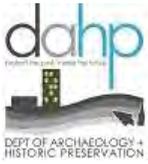
Hargreaves and Borste Duplex 4 b.JPG



Hargreaves and Borste Duplex 4 d.JPG



Hargreaves and Borste Duplex 4 c.JPG



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 4

Property ID: 728797

Inventory Details - 8/18/2022

Common name:

Date recorded: 8/18/2022

Field Recorder: Logan Camporeale

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Contemporary

Surveyor Opinion



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 4

Property ID: 728797

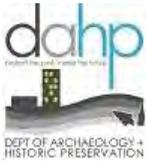
Significance narrative: Hargreaves and Borste Duplex 4 is not recommended for listing on the local or national register of historic places primarily because it does not meet the 50 year guideline for listing a property on the register. Although in some cases it may be appropriate to override the 50 year guideline for exceptionally significant properties, this duplex does not rise to that level.

Hargreaves and Borste Duplex 4 was constructed in 1979 by the David Hargreaves Construction Company. The duplex is a highly intact split-level contemporary design which is fairly unique and becoming scarce in Spokane and Washington State. Although single-family splits are common, there were far less split-level duplexes constructed. Hargreaves and Borste Duplex 4 was built on lot 10 in the Hargreaves and Borste Addition, which was a mixed residential development platted by Hargreaves and his partner Max Borste, a realtor. The northern part of the addition was in a single-family zone, but the southern four lots on 27th Avenue were rezoned for multi-family use before Hargreaves and Borste platted the addition. David Hargreaves Construction served as the general contractor on the project and other sub-contractors who worked on the property included Precision Development Company (plumbers) and Apollo Electric. There are only eight known examples of Hargreaves duplexes located in two separate groups, and this is one of only four examples built in a split-level design.

Dave Tower Hargreaves was a prolific builder, designer, and developer who specialized in split-level design and construction, and whose work is not well represented in existing surveys. Hargreaves began working in residential development in Spokane in the late 1960s following closely in his father, Melvin Hargreaves' footsteps. His father was also a builder of houses, often advertising himself as a "master builder." The younger Hargreaves was a prolific builder himself, primarily focusing on Spokane's upper South Hill in the Southgate, Lincoln Heights, and Comstock neighborhoods. He built dozens, if not hundreds, of residential single-family and multi-family houses. He most frequently built houses in a split-level or rancher design. His houses, including ones he designed himself, were featured in model home tours in the 1970s and 1980s. He was recognized by his peers for his contributions to contemporary residential development.

Hargreaves and Borste Duplex 4 is potentially eligible for its architectural significance as a somewhat distinct example of a contemporary split-level duplex. The duplex may also be eligible for its association with David Hargreaves due to his impact on residential development on the upper South Hill. But, the duplex does not meet the 50 year age guideline for listing on the Spokane Register of Historic Places and therefore is not currently recommended for listing on the local or national register. The duplex retains good historic integrity in design, materials and workmanship, as well as location, setting, feeling and association.

Note: There is a collection of split level duplexes which includes a few properties that are similar to this example in the city of Spokane Valley on the 1700 Block of North Glenn Road and the 10700-10800 blocks of East Augusta and East Nora Avenues.



Historic Property Report

Resource Name: Hargreaves and Borste Duplex 4

Property ID: 728797

Physical description: The split-level duplex at 2609 East 27th Avenue is situated on Spokane's South Hill on a site above street level on a south-facing slope. It is the easternmost duplex in a group of four similarly designed adjacent duplexes that create a short but consistent blockface of multi-family housing.

A central shared driveway provides access to two basement-level one car garages with paneled garage doors, one for each unit of the duplex. A pair of concrete staircases rise from the driveway to provide access to each unit's front door, which are bookended by sidelights. The duplex is symmetrical and it features a low-pitched side gabled roof covered in composition shingles with one living unit on the west and one on the east. The bottom half of the primary façade is covered in multi-color brick and the upper level, which is slightly overhanging, is covered in white vertical plank siding. On the primary façade, each unit has three different sized metal window units. A multi-color brick chimney rises from both ends of the roof.

Each unit appears to be designed in a typical split level floorplan where the front door opens to a staircase that provides immediate access to an upper level and a lower level that is the equivalent of a daylight basement. The upper level of each unit likely contains the kitchen and a bedroom, while the lower level likely contains a bedroom and the garage.

Bibliography:

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