

## **MEMORANDUM**

Date: December 12, 2018

To: David Hubert, Hearing Examiner

CC: Greenstone Corporation

From: Tami Palmquist, Principal Planner  
James Richman, Assistant City Attorney

Subject: File No. Z18-598PUD  
Preliminary Plat and Planned Unit Development (PUD) – Garden District  
*Supplement to Staff Report*

Dear Mr. Hearing Examiner:

### **I. Introduction**

Please accept the following supplement to the Staff Report which is submitted in response to the December 6, 2018 Memorandum from Elizabeth Tellessen ("December 6 Memorandum"). The December 6 Memorandum responds/objects primarily to the Staff Report's recommendations regarding street connections, and argues that the Design Review Board's finding that the site design and architecture as presented demonstrates the use of innovative, aesthetic, and energy-efficient design somehow overrides the street connection requirements of the City's Comprehensive Plan and development regulations. Staff respectfully disagrees with this argument.

### **II. Background**

Staff has recommended approval of the project because it believes it represents the type of quality infill development the City needs. As set forth in the Staff Report, however, staff is concerned that the street connections provided in the current project drawings will not provide the connectivity envisioned by the City's Comprehensive Plan and required by the City's development regulations. Staff also believes it is within the Hearing Examiner's authority to include any conditions of approval that are necessary to insure that the proposal complies with all applicable zoning code criteria and does not adversely affect surrounding property or the area. SMC 17G.050.070D (Hearing Examiner Jurisdiction).

The City Comprehensive Plan envisions a well-connected network of streets that provide safe, direct, and convenient access for all users, including automobiles, and anticipates that all new subdivisions and planned unit developments (PUDs) will be well-connected to adjacent properties and streets on all sides. The City's PUD and subdivision regulations implement these policies by requiring a grid pattern featuring



interconnectivity involving more street intersections and the continuation of existing streets in adjoining subdivisions. Dead-end cul-de-sac streets are generally not allowed.

The current proposal is essentially a replat of earlier platting on the site. The earlier platting provides dedicated public right-of-way to make the connections required by the City's development regulations. See the map attached as Exhibit A showing existing public rights-of-way within the project site. The project, in the configuration currently proposed by the applicant, eliminates<sup>1</sup> these existing connections and features a dead-end cul-de-sac as the exclusive point of automobile ingress and egress for the southern half of the project. In this configuration, rather than having the direct access to an arterial (Southeast Blvd) provided by existing public right-of-way within the site, automobile traffic from the project will instead be funneled onto adjoining residential streets in order to find access to an arterial.

### **III. Design Review Board**

The December 6 Memorandum overstates the meaning and significance of the Design Review Board's ("Board") recommendations. Per SMC 17G.060.170(D)(4)(b), an applicant for a planned unit development (PUD) must complete the design review process and the Board must find "that the project demonstrates the use of innovative, aesthetic, and energy-efficient architectural and site design."

The Board's function is advisory and its authority is generally limited to conducting informal pre-decision hearings and meetings and providing a report or recommendation regarding the design elements of a project. SMC 17G.040.010 & .080.

Recommendations of the board are made according to the design review criteria adopted by the city council. In no case may the recommendations of the board contain design solutions contrary to other applicable provisions of [Title 17 SMC].

SMC 17G.040.080. "Review by the board shall not constitute land use or building code decisions . . ." SMC 17G.040.010C.

Per SMC 17G.040.080(D), the Hearing Examiner's decision must make a Board's unanimous recommendation a condition of project approval, unless the Hearing Examiner concludes that the recommendation:

1. reflects inconsistent application of the design criteria; or
2. exceeds the authority of the board; or
3. conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
4. conflicts with the requirements of state or federal law.

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<sup>1</sup> See Section VII below regarding street vacations.



Here, a review of the record reflects that the Board took a limited view of its authority to make recommendations relating to street connections and interconnectivity with adjacent areas. Despite receiving extensive testimony regarding the potential extension of Crestline through the project, the record clearly reflects that the Board specifically avoided discussion on the issue and its recommendation does not address a Crestline connection or recommend any particular street alignment/connection. Instead, the Board's deliberations and recommendation focused on other project elements, and reserved the right to conduct additional review of the project once street connections for the project are determined.

Regardless, even if the Hearing Examiner interprets the Board's recommendation as disfavoring a Crestline connection, we don't believe the Hearing Examiner would be bound by such a recommendation. As outlined above, the Hearing Examiner is not bound by a recommendation that reflects an inconsistent application of relevant design criteria or that conflicts with regulatory requirements applicable to the project site. As outlined below, we believe additional street connections are required by the City's Comprehensive Plan and development regulations relating to subdivisions and PUDs.

#### **IV. The City's Comprehensive Plan and Development Regulations Require Connectivity**

Connectivity is addressed in the Land Use Chapter of the City's Comprehensive Plan, as follows:

##### **LU 4.4 Connections**

*Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

##### **LU 4.5 Block Length**

*Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths in order to increase street connectivity and access.*

Comprehensive Plan, p. 3-26.

Connectivity is also addressed in the Transportation Chapter of the Comprehensive Plan:

##### **TR 2 Transportation Supporting Land Use**

*Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-*



*making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.*

### **Key Actions**

. . . . Require a transportation plan (which includes connectivity and circulation) as a part of any subdivision, Planned Unit Development (PUD), institutional master plan, or other major land use decision . . .

Comprehensive Plan, p. 4-20.

### **TR 4.5 External Connections**

*Design subdivisions and planned unit developments to be well-connected to adjacent properties and streets on all sides.*

Discussion: It is important that subdivisions and planned unit developments (PUDs) be connected to their surrounding areas and the larger community and not physically isolated because of poor transportation connections. With good connections for pedestrians, bicyclists, and automobiles, traffic is spread more evenly, reducing congestion and impacts on adjacent land uses. . . . Subdivisions and PUDs should have multiple ingress and egress points to enable good transportation connections. The connections should not, however, result in inappropriate cut-through traffic through neighborhoods; connections should direct traffic onto appropriate streets. Connections are needed for all transportation users and can take the form of both streets and paths.

Comprehensive Plan, Volume V, Appendix D (Part VII: Prior Transportation chapter – Excerpt).

As envisioned under the Growth Management Act, Chapter 36.70A RCW, the City has adopted development regulations that are consistent with and implement the foregoing Comprehensive Plan policies.

For example, SMC 17G.070.145 addresses circulation to and within planned unit developments:

#### **A. Purpose.**

To facilitate vehicular and pedestrian circulation to, and within a project, by utilizing existing systems and patterns wherever possible and be developed in a manner that establishes connections with adjacent areas. PUDs are often designed to be isolated from the surrounding community. This is likely due to the desire to have a controlled and safe environment. Creating safety within the PUD by incorporating automobile slowing



elements is appropriate, however the elimination of “through” vehicles will not necessarily achieve the sought after safety. Any safety that might be achieved for the residents of the PUD might be offset by inconvenience and possibly less safety for the surrounding area due to restricted vehicular circulation. Especially where existing patterns are established or are reasonably projected to occur. A greater level of safety is often achieved by visible human activity.

#### B. Design Standards.

. . . . The development shall connect with the existing or planned street system of the surrounding area, and maintain consistency in street naming patterns. (R)<sup>2</sup>

SMC 17G.070.145(A)&(B) (emphasis supplied).

When a planned unit development is combined with a division of land including a short plat, long plat or binding site plan, the requirements of chapter 17G.080 SMC are required to be met . . .

SMC 17G.070.030(F).

Street design is governed by the comprehensive plan, city design standards, [and] chapter 17H.010 SMC . . .

SMC 17G.080.070(A).

Chapter 17H.010 SMC provides:

- Streets shall be designed in light of topography and existing and planned street patterns. . . .
- The street system shall facilitate all forms of transportation including pedestrians, bicycles, vehicles and emergency services.
- The layout of new streets shall provide for the continuation of existing streets in adjoining subdivisions. If a public street or right-of-way terminates at a plat boundary, provisions shall be made for the extension of the public street to the adjacent property or to another public street in a manner consistent with public mobility and utility infrastructure needs.
- Street layout shall provide for future extension of streets into areas which are presently not subdivided.

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<sup>2</sup> All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. SMC 17G.070.100(C).



- Bordering arterial routes should be considered and design continuity provided.
- Subdivisions comprised of more than thirty lots shall include two access points acceptable to the city fire department and the director of engineering services.
- A grid pattern featuring more street intersections and shorter block lengths should be implemented wherever possible.
- Permanent dead-end or cul-de-sac streets may be allowed when the property is isolated by topography or the configuration of existing platted lots and streets. Dead-ends and cul-de-sacs will be reviewed in every case for connectivity.

SMC 17H.010.030.

We don't believe the plan submitted by the applicant satisfies several of the foregoing provisions. In its current configuration, the plan anticipates a single point of ingress and egress for the southern half of the project. Rather than connecting Crestline<sup>3</sup> to Southeast Blvd (an adjacent arterial street) via existing public right-of-way within and adjoining the site, the connection dead-ends in a cul-de-sac. In the proposed configuration, all vehicular traffic from this half of the project would be funneled into adjacent residential areas and streets to the south in order to access the nearest arterial.

## **V. 2013 Comprehensive Plan Amendment**

In 2013, the City Council approved a Comprehensive Plan Amendment Application submitted by the owner of the site ("2013 Comprehensive Plan Amendment"). The application sought to amend the City's land use and zoning maps to up-zone some of the property from "Office" and "Residential 4-10" to "Center and Corridor Core." See attached Exhibit B.

The traffic analysis submitted with the application assumed traffic resulting from development of the site would rely on existing roadways/rights-of-way, including Crestline. Exhibit C - See page 9-10 of 11 in February 21, 2013 traffic analysis prepared by Whipple Consulting Engineers, Inc., and Trip Distribution maps included with the study.

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<sup>3</sup> The December 6 Memorandum refers to City Council Resolution No. 2018-0061 in support of its argument that this connection is not required. The Resolution amended the City's Comprehensive Plan Amendment Annual Work Program to add a proposal to amend the Comprehensive Plan's Arterial Network Map (TR 12) to remove the proposed arterial designation to the Crestline connection. The outcome of that legislative process will not be known for several months and in any event will not result in the elimination of existing right-of-way or the need for street connections when the site is developed.



In addition, the Staff Report prepared in connection with the application (i) observes that the site is accessed from the south via unimproved Crestline Street, (ii) indicates that the applicant committed to retaining existing public rights-of-way as the site developed, and (iii) concluded that retention of the existing rights-of-way would allow the circulation system within the site to be consistent with the Comprehensive Plan. See Exhibit B, p. 15 of 21.

## **VI. DNS**

The December 6 Memorandum also argues that the DNS issued by the City is inconsistent with the City's request for better street connections in the project. But RCW 36.70B.030(4) indicates that, pursuant to RCW 43.21C.240, the city may determine that a project's impacts will be mitigated by enforcement of development regulations and other applicable laws. See also WAC 197-11-330(1)(c), which requires city, in making its threshold SEPA decision, to consider mitigation measures which the applicant will implement as part of the proposal. Here, the City issued the DNS in anticipation that the project's traffic impacts would be mitigated by enforcement of the City's regulations which require street connectivity. Per SMC 17G.050.070D, the Hearing Examiner is granted the authority to include any conditions of approval that are necessary to insure that the proposal complies with all applicable zoning code criteria and does not adversely affect surrounding property or the area.

## **VII. Street Vacations**

It is unclear whether the applicant proposes to vacate the existing rights-of-way portrayed on Exhibit A, or simply put it to some other use. Project drawings show "tracts" in place of some of the existing rights-of-way and show buildings and other improvements over other existing right-of-way. In recent submittals, however, the applicant has committed to making streets within the project public (not private) and has indicated that 32<sup>nd</sup> Avenue won't be vacated. In a recent submittal titled "Applicant Responses to Staff Recommendations Preliminary Plat and PUD Application File No. Z18-598PPUD", under point number 13 the applicant represents: "No street vacations are proposed other than 30<sup>th</sup> and 31<sup>st</sup> Avenues, which are being replaced with a more grid like street alignment." Staff believes these recent commitments are consistent with and required by the Mitigated Determination of Nonsignificance "MDNS" issued by the City on July 29, 2013 in connection with the 2013 Comprehensive Plan Amendment discussed above. That MDNS conditioned the 2013 Comprehensive Plan Amendment on providing the east-west connectivity between Martin Street and Southeast Boulevard generally in the alignment of E. 30<sup>th</sup> Avenue / E. 31<sup>st</sup> Avenue. See Exhibit D.

The City takes some comfort from the applicant's recent representations regarding the status of existing rights-of-way within the project site. But if the applicant does wish to vacate existing rights-of-way within the site, RCW 58.17.212 will come into play. Per that statute, when an earlier plat is vacated, if any portion of land within the earlier subdivision was dedicated to the public for public use, the land shall be deeded to the city or town unless the legislative authority finds that the public use would not be served



in retaining title to those lands. As indicated in Staff Report Recommendation 12, the existing 32<sup>nd</sup> Avenue right-of-way within the site is needed to accommodate a new water reservoir the City is planning to build on land adjoining the site.

### **VIII. Utility Standards**

Finally, it is also worth mentioning that, in a PUD,

All public or private streets, paving, curbs, sidewalks, utilities, stormwater, lights and similar facilities shall be developed according to City standards, unless specifically modified by the city engineer. Waivers, variances or modifications to the private or public street standards, utilities, and other infrastructure through a planned unit development shall be approved by the city engineer. An approved design variance request form shall be submitted with the PUD application.

SMC 17G.070.030D.

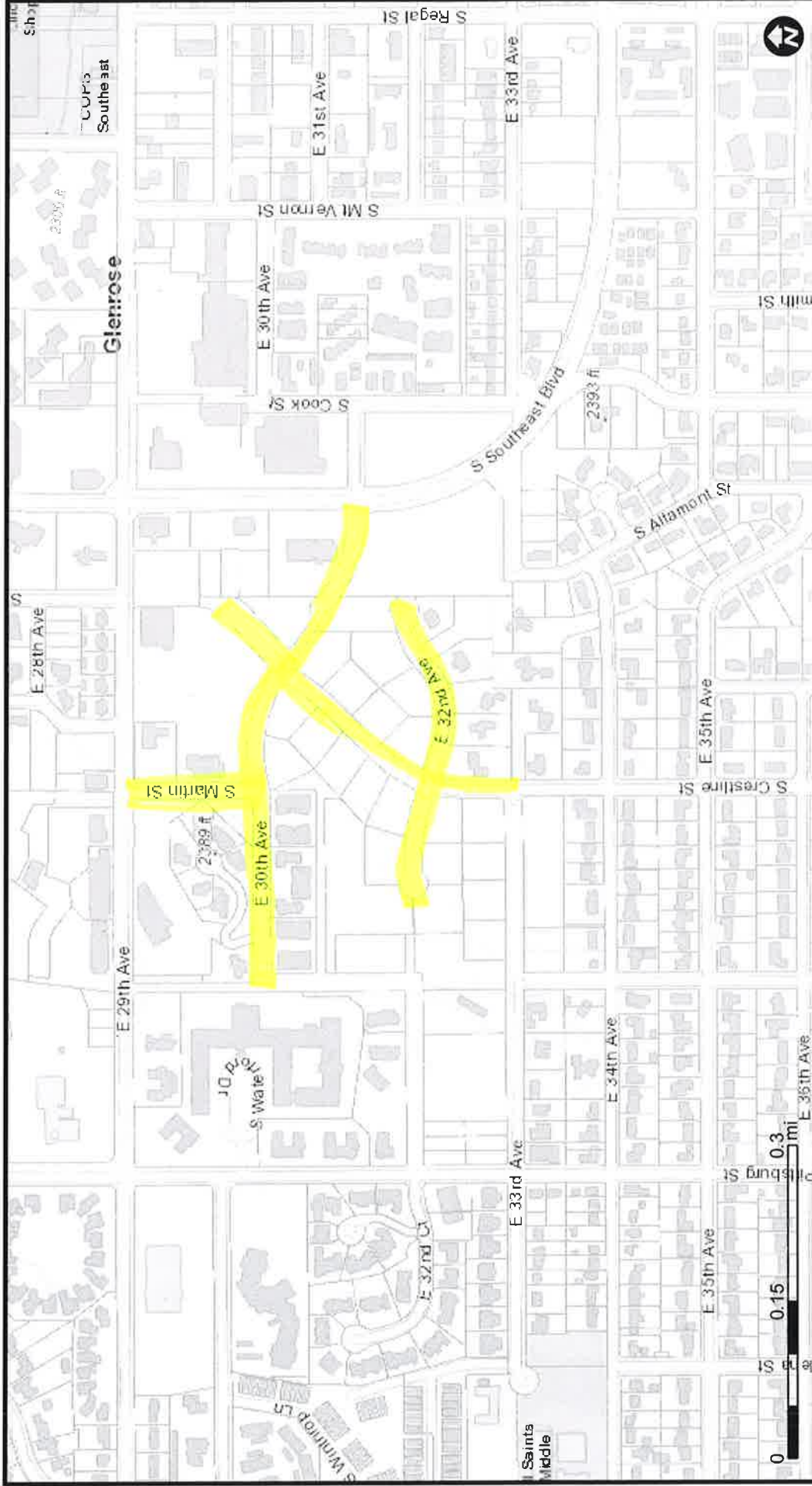


Exhibit A



Map Showing Existing Public Rights-of-Way



# City of Spokane Map



## Legend

-  City of Spokane Boundary
-  Parcel

## City of Spokane GIS




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.



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Exhibit B

2013 Comprehensive Plan Amendment



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

09/16/2013

**Date Rec'd**

DocDate

**Clerk's File #**

ORD C35029

**Renews #****Submitting Dept**

PLANNING &amp; DEVELOPMENT

**Cross Ref #****Contact Name/Phone**

KEN PELTON 625-6063

**Project #****Contact E-Mail**

KPELTON@SPOKANECITY.ORG

**Bid #****Agenda Item Type**

First Reading Ordinance

**Requisition #****Agenda Item Name**

0650 - ORDINANCE Z1200046

**Agenda Wording**

An Ordinance relating to Application #Z1200046COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" and "Residential 4-10" to "CC-Core" for 9.8 acres located at the southwest corner of 29th Avenue and Southeast

**Summary (Background)**

This Application for Comprehensive Plan Land Use Map Amendment is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on August 14, 2013 to consider this amendment and has recommended approval of the amendment. Plan Commission Findings & Conclusions are attached.

**Fiscal Impact****Budget Account**

Neutral

\$

#

Select

\$

#

Select

\$

# BudgetAccount3

Select

\$

#

**Approvals****Council Notifications****Dept Head**

CHESNEY, SCOTT

**Study Session****Division Director**

QUINTRALL, JAN

**Other**

PC 8/14/13 - PCED

**Finance**

LESESNE, MICHELE

**Distribution List****Legal**

BURNS, BARBARA

lhattenburg@spokanecity.org

**For the Mayor**

SANDERS, THERESA

jrichman@spokanecity.org

**Additional Approvals**

schesney@spokanecity.org

**Purchasing**

kpelton@spokanecity.org

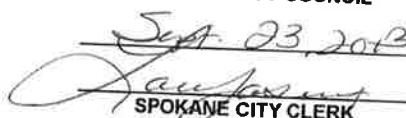
sbjordahl@pblaw.biz

FIRST READING OF THE ABOVE ORDINANCE

WAS HELD ON

9/16/2013

AND FURTHER ACTION WAS DEFERRED

  
CITY CLERKPASSED BY  
SPOKANE CITY COUNCIL  
SPOKANE CITY CLERK





## Continuation of Wording, Summary, Budget, and Distribution

### Agenda Wording

Boulevard; and amending the zoning map from "Office (O-35)", "Office Retail (OR-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 2, District Center" (CC-2, DC)."

### Summary (Background)

#### Fiscal Impact

Select \$

Select \$

AmtType7 \$ Amount7

AmtType8 \$ Amount8

#### Budget Account

#

#

# Budget7

# Budget8

#### Distribution List

Email16

Email17

Email18

Email19

Email20

Email21

Email22

Email23



ORDINANCE NO. C35029

AN ORDINANCE RELATING TO APPLICATION #Z1200046COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" AND "RESIDENTIAL 4-10" TO "CC-CORE" FOR 9.8 ACRES LOCATED AT THE SOUTHWEST CORNER OF 29TH AVENUE AND SOUTHEAST BOULEVARD; AND AMENDING THE ZONING MAP FROM "OFFICE (O-35)", "OFFICE RETAIL (OR-35)" AND "RESIDENTIAL SINGLE FAMILY (RSF)" TO "CENTERS & CORRIDORS TYPE 1, DISTRICT CENTER" (CC-1, DC)."

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z1200046COMP was timely submitted to the City for consideration during the City's 2013 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1200045COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Office" and "Residential 4-10" to "CC-Core" for 9.8 acres located at the southwest corner of 29th Avenue and Southeast Boulevard; and amending the zoning map from "Office (O-35)", "Office Retail (OR-35)" and "Residential Single Family (RSF)" to "Centers & Corridors Type 1, District Center (CC-1, DC); and

WHEREAS, staff requested comments from agencies and departments on December 12, 2012, and a public comment period ran from April 22, 2013 to June 22, 2013; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on August 1, 2013; and

WHEREAS, the Spokane City Plan Commission held workshops regarding the proposed Comprehensive Plan amendments on May 8, 2013, May 22, 2013 and June 12, 2013; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on July 29, 2013 for the Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on August 13, 2013; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the August 14, 2013 Plan Commission Public Hearing were published in the Spokesman-Review on Wednesday, July 31 and Wednesday, August 7, 2013; and

WHEREAS, notice was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and



occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on July 30, 2013; and

WHEREAS, staff report found that Application Z1200046COMP met all the criteria and recommended approval of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on August 14, 2013 for the Application Z1200046COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1200046COMP is consistent with and implements the Comprehensive Plan; and

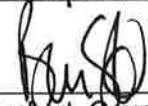
WHEREAS, the Plan Commission voted 8 to 0 to recommend approval of Application Z1200046COMP; and

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

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of Application. Application Z1200046COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Office" and "Residential 4-10" to "CC-Core" for 8.9 acres located at the southwest corner of 29th Avenue and Southeast Boulevard as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "O-35", "OR-35" and "RSF" to "CC1-DC" for this same area as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON September 23, 2013.

  
Ben Stuckart, Council President

Attest:

  
City Clerk

Dated: 10.04.13

  
David A. Condon, Mayor

Approved as to form:

  
Assistant City Attorney



November 3, 2013  
**EFFECTIVE DATE**



# Comprehensive Plan Amendment Z1200046COMP- Sonneland Exhibit A- Proposed Land Use

DATE: August, 2013

USER: Planning & Development

## Legend

Parcels- Sonneland  
Z1200046

Parcels

## Proposed Landuse

Residential 4-10

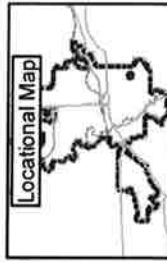
Residential 15-30

Office

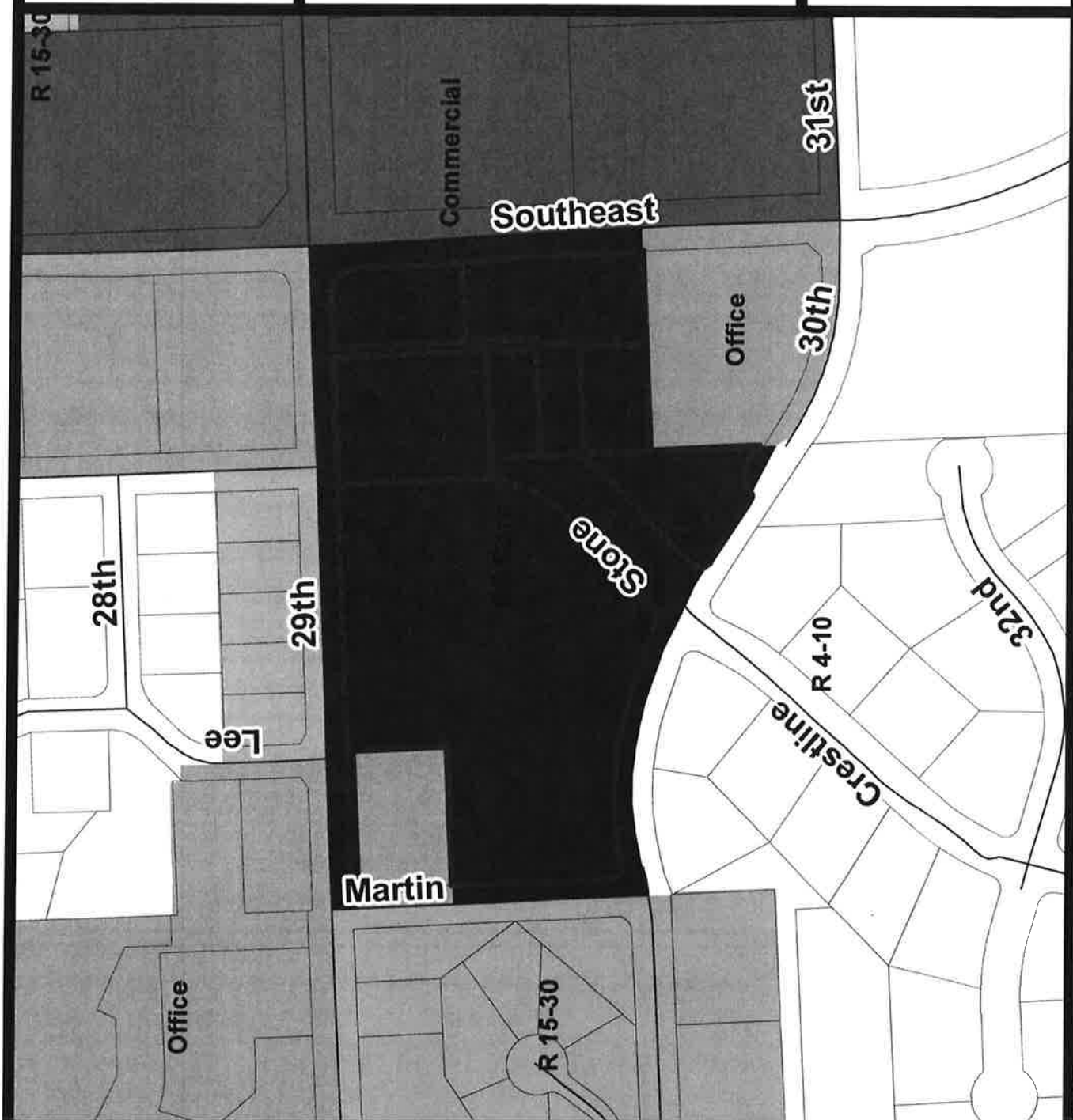
CC Core

General Commercial

Street



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# Comprehensive Plan Amendment Z1200046COMP- Sonneland Exhibit B- Proposed Zoning

DATE: August, 2013  
USER: Planning & Development

## Legend

Parcels- Sonneland  
Z1200046

Parcels

## Proposed Zoning

Center and Corridor Type 1

Center and Corridor Type 2

Office

Office Retail

Residential Multifamily

Residential Single-Family

Street



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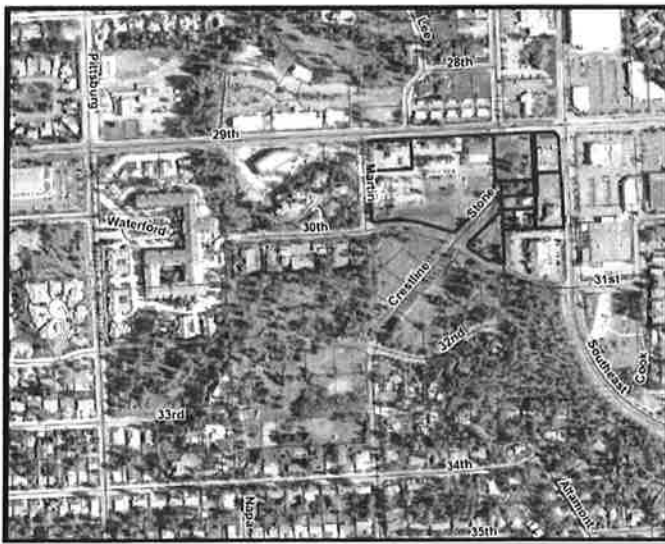
**STAFF REPORT ON COMPREHENSIVE PLAN  
LAND USE PLAN AMENDMENT APPLICATION  
FILE NO. Z12100046COMP, SONNELAND**

**I. SUMMARY OF REQUEST AND RECOMMENDATIONS:**

**DESCRIPTION OF PROPOSAL:** This is an application by 29<sup>th</sup> Street Investments, LLC; Sonneland Commercial Properties, LLC; and Banner Bank for an amendment to the Land Use Plan Map of the City's comprehensive plan requesting a change from "Office" and "Residential 4-10" to "Center and Corridor Core". The parcels are approximately 9.8 acres in size. The site is located at the southwest corner of 29<sup>th</sup> Avenue and Southeast Boulevard. The proposed implementing zoning designation is Centers & Corridors, Type 2 – District Center (CC2-DC).

**Note: Site Maps and department and agency comments are attached to this report.**

**II. GENERAL INFORMATION:**



Agent:	Stacy Bjordahl, 9101 N. Mt. View Lane, Spokane, WA 99218 Phone: (509) 435-3108
Applicant/Property Owner(s):	29 <sup>th</sup> Street Investments, LLC; Sonneland Commercial Properties, LLC; and Banner Bank
Location of Proposal:	The proposal is located at the south of 29 <sup>th</sup> Avenue, west of Southeast Boulevard, east of Martin Street and north of the E. 30 <sup>th</sup> Avenue undeveloped street right-of-way. Already developed properties located in the northwest and southeast corners of this area are not a part of the application and will remain in an Office land use



	plan map designation.
Existing Land Use Plan Designation:	Office and Residential 4-10
Proposed Land Use Plan Designation:	Center and Corridor Core
Existing Zoning:	Office, O-35; Office Retail; OR-35 and Residential Single Family, RSF
Proposed Zoning:	Centers & Corridors, Type 2 – District Center (CC2-DC)
SEPA Status:	SEPA Mitigated Determination of Non-Significance issued on July 29, 2013. The appeal period closes on August 14, 2013.
Enabling Zoning:	SMC 17G. 020, Comprehensive Plan Amendment Procedure
Plan Commission Hearing Date:	August 14, 2013
Staff Contact:	Ken Pelton, AICP, Principal Planner; 509-625-6300 kpelton@spokanecity.org

### III. FINDINGS OF FACT:

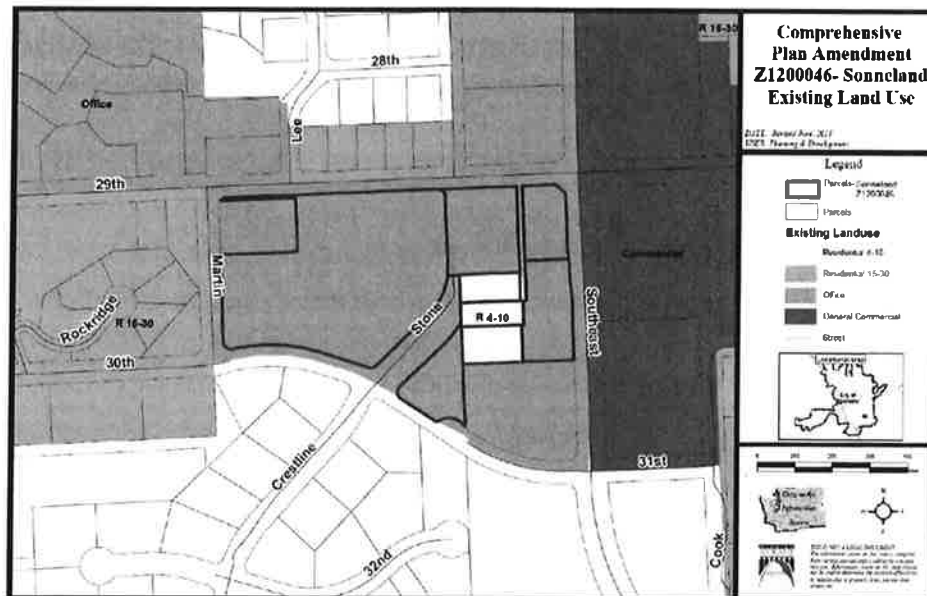
- A. Site Description: The site is currently partially developed with office uses and three single family houses. On the east side of the site, at the southwest corner of 29<sup>th</sup> Avenue and Southeast Blvd., there is an existing medical office. To the south of this office building there is a Banner Bank branch with drive-thru service to the rear of the building. The middle area of the site, extending in a southwest direction from the frontage on 29<sup>th</sup> Avenue to the frontage on the unimproved 30<sup>th</sup> Avenue right-of-way, is undeveloped. The northwest portion of the site, which was approved as a part of the Quail Run Office Park binding site plan, is developed with two office buildings, one is adjacent to 29<sup>th</sup> Avenue, the other is adjacent to Martin Street. A surface parking lot serving these office uses is also located in this area. The Numerica Credit Union building site, which is not part of this application, is located at the southeast corner of 29<sup>th</sup> Avenue and Martin Street.

The site slopes slightly from 29<sup>th</sup> Avenue toward the south. The 29<sup>th</sup> Avenue and Martin Street frontages have significant tree coverage. The parking lot is well-landscaped. The area of the site that is developed with houses has several trees and other landscaping.

- B. Project Description: As authorized by Spokane Municipal Code Section 17G.020, "Comprehensive Plan Amendment Process," the applicant is requesting a comprehensive plan land use plan map designation change from "Office" and "Residential 4-10" to "Center and Corridor Core" for the site area totaling approximately 9.8 acres.



**C. Existing Land Use Plan Map Designations:**



**D. Proposed Land Use Plan Map:**



**E. Zoning and Land Use Designation History:**

The properties located generally west of vacated Stone/Crestline Street are within the Quail Run Office Park binding site plan that was approved by the Hearing Examiner in 1993 under zoning file number 93-60-ZC/BSP/PUD. The parcel at 2410 E. 29<sup>th</sup> Ave.



was rezoned to OR-35 as a part of a comprehensive plan land use plan map amendment in 2007 (file number Z2006-074-LU) . The Residential Single Family (RSF) zoned parcels have been in a lower density residential zoning category since 1958. The parcels fronting on Southeast Blvd. have been zoned for office use for approximately 20 years. The most recent zoning action was the adoption of the Office zoning category in 2005 and associated rezoning of the site from RO-1 zone to the O-35 zone,

The land use plan map adopted with the comprehensive plan in 2001 designated this area in land use plan map designations that corresponded to the zoning in place at that time. Parcels that were zoned RO-1 Residential Office Category 1 and RO Residential Office Category 2 were designated Office. Parcels that were zoned R1, One Family Residence Zone were designated Residential 4-10.

The former Lincoln Heights Specific Plan adopted in 1990 (rescinded in 2001) designated the land involved in this application Medium Density Residential/Office.

F. Adjacent Land Use:

The existing land use to the north of the site is vacant land, multifamily residences and a drive-thru bank. To the east, the existing land use is retail sales and serves and associated parking lots. To the south, the existing land use is a larger office building and vacant residential lots. To the west, the existing land use is single family residences and vacant land.

G. Applicable Municipal Code Regulations:

SMC 17G.020, Comprehensive Plan Amendment Procedures

H. Procedural Requirements:

- Application was submitted on October 31, 2012;
- Applicant was provided Notice of Application on April 25, 2013 ;
- Notice of Application was posted, published and mailed on May 1, 2013, which began a 55 day public comment period;
- A SEPA Determination of Non Significance was issued on July 29, 2013;
- Notice of Plan Commission Public Hearing was posted and mailed July 30, 2013;
- Notice of Public Hearing was published in the Spokesman Review on July 31, 2013 and August 7, 2013;
- Plan Commission Public Hearing Date is scheduled for August 14, 2013.

**IV. DEPARTMENT REPORTS and PUBLIC COMMENT:**

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file. There were a significant number of comments received during the public comment period. All of the comments are in the file for this application. During the initial public comment period there was a significant amount of opposition to the amendment application, especially the proposal involving changing the land use plan map from a Residential 4-10 designation to Residential 15-30. The applicant has withdrawn the request to change the land use plan map designation of the land area lying to the south of E. 30<sup>th</sup> Avenue/E. 31<sup>st</sup> Avenue



**V. CONCLUSIONS:**

SMC 17G.020.030 provides the criteria for decisions on amendments to the comprehensive plan. Following the review criteria is an analysis of the consistency of the proposal with the review criteria.

**Section 17G.020.030 Review Criteria**

The following is a list of considerations that shall be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, and by the plan commission and city council in determining whether a criterion for approval has been met.

**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.

Relevant facts: The proposal is consistent with the Growth Management Act, and the Washington State Environmental Policy Act (SEPA) and the Spokane Municipal Code as discussed in this report.

**B. GMA.**

The change must be consistent with the goals and purposes of the state Growth Management Act.

Relevant facts: The "Legislative findings" included in the Revised Code of Washington pertaining to GMA is essentially a call for coordinated and planned growth that is done cooperatively between citizens, government, and the private sector. The complete text of the "Legislative findings" follows:

**RCW 36.70A.010, Legislative findings.**

*The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.*

The Growth Management Act contains 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"). The proposed change as recommended by staff would be consistent with these goals.

Based on the evaluation provided in this report, staff concludes that the application is consistent with the Growth Management Act because it is consistent with the comprehensive plan.



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.

**Relevant facts:** This proposal has been reviewed by city departments responsible for providing public services and facilities. No comments have been made to indicate that this proposal creates issues with public services and facilities. Specific traffic impact mitigation is provided in the SEPA mitigated determination of non-significance related to this application.

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.

**Relevant facts:** Staff has concluded that this criterion is not applicable to this proposal. There are no funding shortfall implications

E. Internal Consistency.

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

**Relevant facts:** The proposal does not result in the need for other amendments to the comprehensive plan or development regulations

The proposal presented by the applicant is consistent with policies of the comprehensive plan based on the following analysis:

**Comprehensive Plan Policies:**

**LU 1.2 Districts**

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

**Discussion:**

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



more well-located community parks.

The core area of the district, known as the district center, is usually located at the intersection of arterial streets. District centers offer a wide range of retail and service activities including general merchandising, small specialty shops, personal and professional services, offices, food, and entertainment. They should also include plazas, green space, and a civic green or park to provide a focal point for the center. Urban design guidelines of the comprehensive plan or a neighborhood plan are used to guide architectural and site design to promote compatible mixed land uses. Housing density should decrease as the distance from the district center increases.

### **LU 3.2 Centers and Corridors**

*Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.*

#### **Discussion:**

Suggested centers are designated where the potential for center development exists. Final determination is subject to the neighborhood planning process.

#### **Neighborhood Center**

Neighborhood centers designated on the Land Use Plan map have a greater intensity of development than the surrounding residential areas. Businesses primarily cater to neighborhood residents, such as convenience businesses and services. Drive-through facilities, including gas stations and similar auto-oriented uses tend to provide services to people living outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines. Uses such as a day care center, a church, or a school may also be found in the neighborhood center.

Businesses in the neighborhood center are provided support by including housing over ground floor retail and office uses. The most dense housing should be focused in and around the neighborhood center. Density is high enough to enable frequent transit service to a neighborhood center and to sustain neighborhood businesses. Housing density should decrease as the distance from the neighborhood center increases. Urban design guidelines of the comprehensive plan or a neighborhood plan are used to guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the neighborhood center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night.

Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To



identify the center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the neighborhood center to be taller. Buildings up to three stories are encouraged in this area. Attention is given to the design of the circulation system so pedestrian access between residential areas and the neighborhood center is provided. To be successful, centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.

#### **District Center**

District centers are designated on the land use plan map. They are similar to neighborhood centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the district center, including the higher density housing surrounding the center, should be approximately 30 to 50 square blocks.

As with a neighborhood center, buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the district center as a major activity area, it is important to encourage buildings in the core area of the district center to be taller. Buildings up to five stories are encouraged in this area

The circulation system is designed so pedestrian access between residential areas and the district center is provided. Frequent transit service, walkways, and bicycle paths link district centers and the downtown area.

#### **Employment Center**

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**Page 18, Comprehensive Plan  
District Center**

District centers are designated on the land use plan map. They are similar to neighborhood centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the district center, including the higher density housing surrounding the center, should be approximately 30 to 50 square blocks.

As with a neighborhood center, buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the district center as a major activity area, it is important to encourage buildings in the core area of the district center to be taller. Buildings up to five stories are encouraged in this area

The circulation system is designed so pedestrian access between residential areas and the district center is provided. Frequent transit service, walkways, and bicycle paths link district centers and the downtown area.

**LU 4.5 Block Length**

*Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths.*

Discussion: Excessively long blocks and long local access residential streets result in fewer alternative routes for pedestrian and vehicle travel and generally result in increased vehicle speeds. A grid pattern featuring more street intersections and shorter blocks provides more alternative routes for pedestrian and vehicle travel and tends to slow traffic. Block lengths of approximately 250 to 350 feet on average are preferable, recognizing that environmental conditions (e.g., topography or rock outcroppings) might constrain these shorter block lengths in some areas.

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<b>Planning and Development Services staff review of Sonneland Comp Plan Amendment - Lincoln Heights District Center</b>			
<b>Comp Plan policy for district center core area</b>	<b>Existing Lincoln Heights District Center</b>	<b>Proposed Lincoln Heights District Center with proposed Sonneland land use plan map amendment</b>	<b>Comprehensive Plan and zoning analysis</b>
LU 1.2: District center core area is located at the intersection of arterial streets	A district center plan for Lincoln Heights has not been adopted. A Center and Corridor Core land use plan designation has not been identified on the Land Use Plan Map of the Comp Plan. See additional discussion under Policy LU 3.2 below.	The Sonneland site is located at the southwest corner of S.E. Boulevard and 29 <sup>th</sup> Avenue. S.E. Boulevard is a Minor Arterial; 29 <sup>th</sup> Avenue is a Principal Arterial.	The proposal is to apply Center and Corridor Core land use plan map designation to the property and to rezone the site to a CC-2 zone. The site is located at the intersection of arterial streets.
LU 1.2: District centers offer a wide range of retail and service activities including general merchandising, small specialty shops, personal and professional services, offices, food, and entertainment.	The existing higher intensity zones provide land uses as described in the description/policy.	Proposed expansion adds 9.8 acres of Center and Corridor Core (proposed CC-2 zone) designated land area to the district center. The land uses encouraged by LU 1.2 would be allowed in the expanded area.	The proposed Center and Corridor Core land use plan map designation and CC-2 zone would allow uses described in Policy LU 1.2.
LU 1.2: District centers should also include plazas, green space, and a civic green or park to provide a focal point for the center.	The existing center does not provide plazas, green space, or a civic green or park to provide a focal point for the center. Thorton Murphy Park is located northeast of the existing shopping center.	The proposal is to amend the land use plan map. There are no development plans for the site.	The proposal does not include the features identified in LU 1.2. There is not a mechanism in the zoning code to require these features. The zoning code does provide incentives for the provision of these features.
LU 1.2: Urban design guidelines of the Comprehensive Plan or a neighborhood plan are used to guide	Design guidelines and standards have been adopted as a part of the zoning code.	Development is required to comply with the zoning code.	Compliance with the design guidelines and standards of the zoning code is required for all site development.



architectural and site design to promote compatible mixed land uses.			
LU 1.2: Housing density should decrease as the distance from the district center increases.	The existing land use plan map generally reflects this housing density pattern.	The proposed land use plan map reflects this housing density pattern.	Proposal is consistent with the housing density pattern described in Policy LU 1.2.
LU 3.2: Designate centers and corridors on the land use plan map that encourage a mix of uses and activities around which growth is focused.	<p>Discussion under this policy states: "Suggested centers are designated where the potential for center development exists. Final determination is subject to the neighborhood planning process."</p> <p>A district center symbol is shown on the Comp Plan land use plan map in the Lincoln Heights shopping area vicinity.</p> <p>The land use plan map designation for the existing commercial shopping center is General Commercial.</p> <p>The Center and Corridor Core land use plan designation has not been applied to the commercial area of Lincoln Heights because a neighborhood planning process has not been conducted for the Lincoln Heights District Center.</p> <p>Zoning history: When the Center and Corridor zoning standards were adopted in 2002, all of the core commercial</p>	<p>The land use plan map amendment proposes a change to the Center and Corridor Core designation.</p> <p>The land area included in the proposed amendment is presently within the higher intensity area of the Lincoln Heights "suggested center" and is designated Office on the land use plan map.</p> <p>The proposed change to the land use plan map designation does not expand the size of the district center because the site is already designated in the "Office" land use category. Office uses are considered a component of the higher intensity uses that are intended for a district center.</p> <p>Staff considers the proposed amendment as a modification to the existing designation that is not subject to the neighborhood planning process.</p>	<p>A Center and Corridor Core land use plan map designation is the applicable land use plan map designation for areas designated with the district center symbol.</p> <p>Policy LU 1.8 limits expansion of general commercial uses outside of centers and corridors (see below).</p> <p>LU 1.8 General Commercial Uses: "Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors."</p>



	areas of the 19 original center and corridor locations, including Lincoln Heights, were zoned in a Center and Corridor (CC) zoning category.		
LU 3.2 District Center discussion on Page 18: District centers are similar to neighborhood centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city.	The density of housing in the core area of the center is probably no more than 22 units per acre. The shopping facilities in the CC zoned areas of the Lincoln Heights District Center consist of larger grocery stores, restaurants, and a variety of retail sales and service uses and offices.	The amendment proposes to change the land use plan map designation to Center and Corridor Core and a CC-2 zone.	The proposed Center and Corridor Core land use plan map designation and CC-2 zone would allow uses described in Policy LU 3.2.
Page 18: As a general rule, the size of the district center, including the higher density housing surrounding the center, should be approximately 30 to 50 square blocks.	The existing CC zoned area is approximately 25 square blocks (assuming a block size of 300' X 300' or 2.06 acres) in size. The existing office and multifamily zoned land area is approximately 45 to 55 square blocks.	<p>The proposed amendment involves a land area of between 4 and 5 square blocks.</p> <p>The amendment proposes to change the existing land use plan map designation from mostly Office (there is a small island of RSF zoned land) to Center and Corridor Core and CC-2 zoning.</p>	<p>Changing the land use plan map designation from Office to Center and Corridor Core would allow the site to be developed with retail sales and service uses that are not allowed on the site by the current Office land use plan map designation and zoning.</p> <p>The proposed change to the land use plan map designation does not expand the size</p>



			of the district center because the site is already designated in the Office land use category. Office uses are considered a component of the higher intensity uses that are intended for the district center.																
Page 18: buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible.	The existing CC zoned area consists mostly of relatively older single story buildings with parking areas located between the building and the street. The intensity of the existing development is substantially less than is allowed by the zoning code. Infill of vacant land and redevelopment of underdeveloped land is envisioned by the comprehensive plan and the zoning code.	The applicant is proposing to rezone the site from Office (O), Office Retail (OR) and Residential Single Family (RSF) to Center and Corridor Type 2 (CC-2).	<p>The applicant is proposing to rezone the whole site to CC-2.</p> <p>The table below summarizes relative intensity of example zoning categories. The intensity of use permitted in the CC zones is not significantly greater than the uses permitted in the O and OR zones. However, the maximum building height is substantially greater in the CC zone(s).</p> <table><tr><td colspan="2">Office Zone</td></tr><tr><td>FAR</td><td>- .8 non-res. - Res. Not limited</td></tr><tr><td>height</td><td>35 ft.</td></tr><tr><td>uses</td><td>office, residential</td></tr><tr><td colspan="2">Office Retail Zone</td></tr><tr><td>FAR</td><td>- 6 non-res. - Res. Not limited</td></tr><tr><td>height</td><td>35 ft.</td></tr><tr><td>uses</td><td>office, residential, small scale</td></tr></table>	Office Zone		FAR	- .8 non-res. - Res. Not limited	height	35 ft.	uses	office, residential	Office Retail Zone		FAR	- 6 non-res. - Res. Not limited	height	35 ft.	uses	office, residential, small scale
Office Zone																			
FAR	- .8 non-res. - Res. Not limited																		
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Office Retail Zone																			
FAR	- 6 non-res. - Res. Not limited																		
height	35 ft.																		
uses	office, residential, small scale																		



			retail
			CC-2 DC Zone
			FAR - .8 non-res. - 1.5 res.
			height 55 ft.
			uses office, residential, retail
			CC-1 DC Zone
			FAR - 1 non-res. - 2 res.
			height 55 ft.
			uses office, residential, retail
			The CC-2 zone allows uses such as motor vehicle sales, rental, repair or washing; automotive parts and tire (with exterior storage or display); gasoline sales (serving more than six vehicles); and, self-storage or warehouse. These uses are not appropriate on the site of the proposed amendment. If the amendment is approved, staff recommends a CC-1 Zone rather than a CC-2 zone for the site.
Page 18: To identify the district center as a major activity area, it is important to encourage buildings in the core area of the district center to be taller.	The existing CC2-DC zoned area to the east of the site on the east side of SE Boulevard allows a maximum building height of 55 feet. The maximum building height currently allowed on the Sonneland site is 35 feet.	If the proposed land use plan amendment is approved, the maximum building height allowed on the site is 55 feet.	The maximum building height is required to transition to a lower building height when a site is located adjacent to a RSF zone. The area to the south of the site is zoned RSF.



Buildings up to five stories are encouraged in this area.			
Page 18: The circulation system is designed so pedestrian access between residential areas and the district center is provided. Frequent transit service, walkways, and bicycle paths link district centers and the downtown area.	The site is bounded by 29 <sup>th</sup> on the north, Southeast Boulevard on the east and Martin Street on the west. These streets are improved with sidewalks and paving. On the south boundary of the site there is an existing unimproved public right-of-way running generally east-west. This right-of-way extends from the intersection of Martin Street and 30 <sup>th</sup> Avenue to the intersection of Southeast Boulevard and 31 <sup>st</sup> Avenue. Near the center of the site there is an existing unimproved right-of-way extending approximately half way through the site. This right-of-way aligns with unimproved Crestline Street right-of-way which is located to the south.	There is no site plan for the development of the site. The applicant has indicated that existing public rights-of-way will be retained as the site is developed. The required improvements to streets will be determined at the time of site development.  The applicant has proposed extending the north-south right-of-way to connect with 29 <sup>th</sup> Avenue to be aligned with Stone Street. The City Engineering Department has indicated that the traffic movement at this intersection would be limited to right turns in and out of the site on to 29 <sup>th</sup> Avenue.	The retention of the public rights-of-way will allow the circulation system to be consistent with the comprehensive plan.
LU 4.5: Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths.	Much of the Lincoln Heights District Center is developed with a grid street pattern that provides the potential for connectivity for a variety of modes of transportation. Improvements in infrastructure are definitely feasible and necessary.	The land area included in this application is partially undeveloped. Street rights-of-way exist within the property. Future layout of the site would be determined at the time of project approval.	The street pattern is generally established on the basis of the existing public rights-of-way within the site. The blocks are larger than are encouraged by the comprehensive plan. The ability to create smaller blocks is limited because of the existing development of the site in the portions of the site adjacent



			to 29 <sup>th</sup> Avenue and Southeast Boulevard.
Excessively long blocks and long local access residential streets result in fewer alternative routes for pedestrian and vehicle travel and generally result in increased vehicle speeds. A grid pattern featuring more street intersections and shorter blocks provides more alternative routes for pedestrian and vehicle travel and tends to slow traffic. Block lengths of approximately 250 to 350 feet on average are preferable, recognizing that environmental conditions (e.g., topography or rock outcroppings) might constrain these shorter block lengths in some areas.	See discussion above.	See discussion above.	See discussion above.

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.

**Relevant facts:** This amendment will not impact regional consistency.

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.

**Relevant facts:** The impacts of this proposal are limited to the area generally surrounding the site. The other comprehensive plan amendments being processed as a part of the current comprehensive plan amendment cycle are relatively small and are far enough separated to have no impact on the site of the proposed amendment. The Carlberg application (file number Z1200044-Comp) located at the northeast corner of 32<sup>nd</sup> Avenue and Grand Blvd, about 1 mile to the west, is .64 acres in size. The Alton application (file number Z1200045-Comp) located at the southeast corner of 29<sup>th</sup> Avenue and Fiske Street, about .44 miles to the east, is .28 acres in size. The Cancer Care NW application (file number Z1200043-Comp) is geographically isolated approximately 2 miles from the site of the Sonneland application.

Staff concludes that this criterion is met.

H. SEPA.

SEPA review must be completed on all amendment proposals.

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).

**Relevant facts:** The application has been reviewed in accordance with the State Environmental Policy Act (SEPA) that requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-



making process. On the basis of information contained in the environmental checklist, the 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 Mitigated Determination of Non-Significance (MDNS) was issued on July 29, 2013.

Staff concludes that this criterion is met.

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.

**Relevant facts:** Staff finds the proposed amendment will not have a substantial impact on the City's ability to provide services. All affected departments and outside agencies providing services to the subject properties have had an opportunity to comment on the proposal. No one indicated that there were issues with the provision of services to the expanded "Center and Corridor Core" designation.

Staff concludes that this criterion is met.

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.

**Relevant facts:** This criteria is not applicable.

K. Consistent Amendments.

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. Examples of such findings could include:

- a. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
- b. the capacity to provide adequate services is diminished or increased;
- c. land availability to meet demand is reduced;
- d. population or employment growth is significantly different than the plan's assumptions;
- e. plan objectives are not being met as specified;
- f. the effect of the plan on land values and affordable housing is contrary to plan goals;



- g. transportation and/or other capital improvements are not being made as expected;
- h. a question of consistency exists between the comprehensive plan and its elements and chapter 36.70A RCW, the countywide planning policies, or development regulations.

**Relevant facts:** This proposal is a request for a comprehensive plan land use plan map amendment, not a policy adjustment.

Staff concludes that this criterion is not applicable to this proposal.

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.);
- b. The map amendment or site is suitable for the proposed designation;
- c. The map amendment implements applicable comprehensive plan policies better than the current map designation.

**Relevant facts:** The applicable comprehensive plan policies have been addressed previously in Criterion E. above.

Staff concludes that the proposed amendment is generally consistent with the comprehensive plan. Staff is providing alternatives for consideration by the Plan Commission.

- d. The map amendment or site is suitable for the proposed designation;

**Relevant facts:** The site is adjacent to properties that are designated General Commercial. The site has access to urban services and has frontage on 29<sup>th</sup> Avenue, which is a principal arterial, and Southeast Blvd., which is a minor arterial. The site contains no significant slopes, water features, critical areas or cultural resources that would inhibit development of the site. Further review of site features will be a requirement of any future site-specific development applications.

- e. The map amendment implements applicable comprehensive plan policies better than the current map designation.

**Relevant facts:** Staff finds that the proposed amendment is consistent with the comprehensive plan policies. The proposed center and corridor zoning allows an increased variety of land uses that will support improved development opportunities for the site. In addition, the development standards for centers and corridors will require development that is compatible with the surrounding area.

Staff concludes that this amendment would implement the comprehensive plan better than its current land use plan designation.

3. Rezones, Land Use Plan Map 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.

**Relevant facts:** See staff recommendation below.

L. Inconsistent Amendments.

1. Review Cycle.

Because of the length of time required for staff review, public comment, and plan commission's in-depth analysis of the applicant's extensive supporting data and long-term trend analysis, proposals that are not consistent with the comprehensive plan are addressed only within the context of the required comprehensive plan update cycle every seven years pursuant to RCW 36.70A.130(4)(C) and every other year starting in 2005.

2. Adequate Documentation of Need for Change.

The burden of proof rests entirely with the applicant to provide convincing evidence that community values, priorities, needs and trends have changed sufficiently to justify a fundamental shift in the comprehensive plan. Results from various measurement systems should be used to demonstrate or document the need to depart from the current version of the comprehensive plan. Relevant information may include:

- a. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
- b. the capacity to provide adequate services is diminished or increased;
- c. land availability to meet demand is reduced;
- d. population or employment growth is significantly different than the plan's assumptions;
- e. transportation and/or other capital improvements are not being made as expected;
- f. conditions have changed substantially in the area within which the subject property lies and/or Citywide;
- g. assumptions upon which the plan is based are found to be invalid; or
- h. sufficient change or lack of change in circumstances dictates the need for such consideration.

**Relevant facts:** This year (2013), the Plan Commission may consider proposals that are inconsistent with the comprehensive plan. Usually inconsistent amendments require amendments to the text of the comprehensive plan to achieve consistency with policies of the comprehensive plan. However, no changes to the text of the comprehensive plan are necessary for the approval of this application.

3. Overall Consistency.

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



**Relevant facts:** The proposed application has been determined to be consistent with the comprehensive plan. The criteria listed above are intended to be used to evaluate applications that are inconsistent with the comprehensive plan.

**VI. RECOMMENDATIONS:**

Staff concludes that the proposed amendment is consistent with the comprehensive plan and the Spokane Municipal Code criteria for amendments to the comprehensive plan and recommends approval.

The CC-2 zone allows uses such as motor vehicle sales, rental, repair or washing; automotive parts and tire (with exterior storage or display); gasoline sales (serving more than six vehicles); and, self-storage or warehouse. These uses are not appropriate on the site of the proposed amendment due to the adjacency of the site to an area that is designated Residential 4-10 on the land use plan map. If the amendment is approved, staff recommends a CC-1 Zone rather than a CC-2 zone for the site.



**CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS,  
AND RECOMMENDATIONS ON THE  
2012-2013 COMPREHENSIVE PLAN AMENDMENTS**

**☐ FILE NO. Z1200043COMP:** A proposed comprehensive plan amendment application by Mike Stanicar, on behalf of Cancer Care Associates, LLC. to amend the land use plan map designation from "Residential 15-30" to "Office". The total size of the proposed land use plan map amendment is 3.25 acres. The site is located east of Sheridan Street and south of 5<sup>th</sup> Avenue. The recommended implementing zoning designation is Office (O-35) for all parcels.

**☐ FILE NO. Z1200044COMP:** A proposed comprehensive plan amendment application by Dwight Hume, on behalf of Tim Carlberg, to amend the land use plan map designation on two lots from "Office" to "Center and Corridor Core" and on two additional lots from "Residential, 4 to 10 units per acre" to "Center and Corridor Core". The total size of the proposed land use plan map amendment is .64 acres. The site is located at the northeast corner of 32nd Avenue and Grand Boulevard. The recommended implementing zoning designation for all lots is Centers & Corridors, Type 1 – District Center (CC1-DC).

**☐ FILE NO. Z1200045COMP:** A proposed comprehensive plan amendment application by Dwight Hume, on behalf of Alton Properties to amend the land use plan map designation from "Residential 15-30" to "Center and Corridor Core". The total size of the proposed land use plan map amendment is .29 acres. The site is located at the southeast corner of 29<sup>th</sup> Avenue and Fiske Street. The recommended implementing zoning designation is Centers & Corridors Type 2, District Center (CC2-DC) for all parcels.

**☐ FILE NO. Z1200046COMP:** A proposed comprehensive plan amendment application by Sonneland Commercial Properties, LLC; and Banner Bank. The proposed amendment is to the Land Use Plan Map of the City's Comprehensive Plan recommending a change from "Office" and "Residential 4-10" to "Center and Corridor Core". The parcels are approximately 9.8 acres in size. The site is located at the southwest corner of 29<sup>th</sup> Avenue and Southeast Boulevard. The recommended implementing zoning designation is Centers & Corridors, Type 1 – District Center (CC1-DC).

**FINDINGS OF FACT:**

**A.** The Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a comprehensive plan (RCW 36.70A).

**B.** The City of Spokane adopted a comprehensive plan in May of 2001 that complies with the requirements of the Growth Management Act.

**C.** Under the Growth Management Act, comprehensive plans may be amended no more frequently than once a year. All amendment proposals must be considered concurrently in order to evaluate for their cumulative effect. Also, the amendment period should be timed to coordinate with budget deliberations.



**D.** All four of the subject comprehensive plan amendment applications were submitted by the October 31, 2012 deadline for Plan Commission review during the 2013 amendment cycle.

**E.** Staff requested comments from agencies and departments on December 10, 2012. No adverse comments were received from agencies or departments. For the Sonneland Application, File No. Z1200046COMP, additional information was requested related to impacts on the transportation facilities. The traffic studies were reviewed by city staff and determined to be adequate to address these impacts.

**F.** A public comment period ran from April 29, 2013 to June 22, 2013 which provided a 55 day public comment period. There were no negative comments received regarding File No. Z1200043COMP, File No. Z1200044COMP, and File No. Z1200045COMP. For File No. Z1200046COMP (Sonneland), during the initial public comment period there was a significant amount of opposition to the amendment application, especially the proposal involving changing the land use plan map from a Residential 4-10 designation to Residential 15-30 for the land area lying to the south of E. 30<sup>th</sup> Avenue/E. 31<sup>st</sup> Avenue. The applicant withdrew this part of the requested land use plan map amendment on May 31, 2013.

**G.** The Community Assembly received a presentation regarding the draft proposed 2012-2013 comprehensive plan amendments on May 3, 2013 and have been given information regarding the dates of Plan Commission workshops and hearings.

**H.** The Spokane City Plan Commission held workshops to study the amendments on May 8, May 22, and June 12, 2013.

**I.** State Environmental Policy Act (SEPA) Checklists and Determinations of Non-Significance were distributed on July 29, 2013 for the comprehensive land use plan map and zoning map changes; File No. Z1200043COMP, File No. Z1200044COMP, and File No. Z1200045COMP.

For FILE NO. Z1200046COMP (Sonneland), a State Environmental Policy Act (SEPA) Checklist and Mitigated Determination of Non-Significance were distributed on July 29, 2013. The mitigation measures are as follows:

1. Any new intersection/driveway at 29th/Stone (south side of 29th) shall be evaluated at the time of a specific project is proposed to the City for such intersection/driveway. The applicant is advised that a new intersection/driveway at this location may be limited to "right-in, right-out only" in order to maintain the function of 29th Avenue and Southeast Boulevard intersection.
2. The east-west connectivity between Martin Street and Southeast Boulevard, generally in the alignment of E. 30th Ave./E. 31st Ave., shall be addressed either as a part of a development agreement or as a part of a traffic study and mitigation for project specific proposals.

The public appeal period for the SEPA determination ended on August 13, 2013.



**J.** On August 1, 2013, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan.

**K.** Notice of the SEPA Checklist and Determination of Non-Significance, the comprehensive plan land use map amendment, and announcement of the August 14, 2013 Plan Commission Public Hearing were published in the Spokesman-Review on July 30 and August 7, 2013 and the Official City Gazette on July 24, 2013 and August 7, 2013.

**L.** Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on July 30, 2013.

**M.** The staff reports found that the four comprehensive plan amendment application met all the decision criteria for approval of a comprehensive plan amendment as prescribed by SMC 17G.020. Comprehensive Plan Amendment Procedure.

**N.** The Plan Commission held a public hearing on the four comprehensive plan amendment applications on August 14, 2013.

**O.** The early and continuous public participation standards of the Growth Management Act (GMA, RCW 35.70A) and of the City of Spokane development regulations have been met during the consideration of these comprehensive plan amendment applications and persons desiring to make comments and provide testimony have had the opportunity to do so.

By motion and second and a recorded vote, the Plan Commission approved Finding of Facts A through O.

#### **CONCLUSIONS:**

**A.** The Plan Commission adopted the staff recommended findings for the decision criteria and review guidelines for comprehensive plan amendments, as listed in SMC 17G.020.030:

**B.** The proposed amendments have been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.020.

By motion and second and a recorded vote, the Plan Commission approved Conclusions A through B.

#### **RECOMMENDATIONS:**

**☐ FILE NO. Z1200043COMP:** A proposed comprehensive plan amendment application by Mike Stanicar, on behalf of Cancer Care Associates, LLC. By a vote of 9 to 0 the Plan Commission recommends to the City Council the approval of a proposed



amendment to the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 15-30" to "Office" for approximately 3.25 acres including the block bounded by E. 5<sup>th</sup> Avenue; S. Sheridan Street; E. Hartson Avenue; and S. Hatch Street; and four parcels located at the southeast corner of S. Hatch Street and E. 5<sup>th</sup> Avenue. The recommended implementing zoning designation is Office (O-35) for all parcels.

**☐ FILE NO. Z1200044COMP: A proposed comprehensive plan amendment application by Dwight Hume, on behalf of Tim Carlberg.** By a vote of 9 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 15-30" and "Office" to "CC Core" for approximately .64 acres generally located on the east side of S. Grand Blvd between E. 31<sup>st</sup> Avenue and E. 32<sup>nd</sup> Avenue. The recommended implementing zoning designation is for all lots is "Centers & Corridors, Type 1 – District Center (CC1-DC)."

**☐ FILE NO. Z1200045COMP: A proposed comprehensive plan amendment application by Dwight Hume, on behalf of Alton Properties.** By a vote of 8 to 1, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's Comprehensive Plan for a change from the land use plan map designation "Residential 15-30" to "CC Core". The total size of the proposed land use plan map amendment is .29 acres. The site is located at the southeast corner of 29<sup>th</sup> Avenue and Fiske Street. The recommended implementing zoning designation is Centers & Corridors Type 2, District Center (CC2-DC) for all parcels.

**☐ FILE NO. Z1200046COMP: A proposed comprehensive plan amendment application by Sonneland Commercial Properties, LLC; and Banner Bank.** By a vote of 9 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's Comprehensive Plan for a change from "Office" and "Residential 4-10" to "Center and Corridor Core". The parcels are approximately 9.8 acres in size. The site is located at the southwest corner of 29<sup>th</sup> Avenue and Southeast Boulevard. The proposed implementing zoning designation is Centers & Corridors, Type 1 – District Center (CC1-DC).

**Recommendations:**

By motion and second and a recorded vote, the Plan Commission recommends to the City Council the approval of the proposed Finding of Fact, Conclusion and Recommendation for amendments to the Comprehensive Plan, as written.



**Michael Ekins, President  
Spokane Plan Commission**

**August 14, 2013**





**PLANNING & DEVELOPMENT**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
FAX 509.625.6013  
Spokaneplanning.org

**Public Comment received for:**

**Z1200046-COMP – Sonneland**

**This application, when first made received significant public comment. After the size of the application was reduced, there have been two public comments from one individual received on this application; these are attached.**

**The earlier comments focused exclusively on the area that has been removed from the application and are not attached.**



## **Black, Tirrell**

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**From:** Joan Kingrey <djkingrey@gmail.com>  
**Sent:** Monday, June 17, 2013 8:24 PM  
**To:** Pelton, Ken; Black, Tirrell  
**Cc:** Dave & Joan Kingrey  
**Subject:** Additional input; Sonneland Comprehensive Plan Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Following the Spokane Plan Commission workshop on June 12, 2013 - we would add the following input regarding the Sonneland Amendment proposal to the input that has already been submitted:

- Along with our neighbors, we are pleased that the original proposal was revised to a 9.8 acre proposal that removes the remaining residential area of Quail Run from consideration.
- We support that the 9.8 acres should all be zoned the same, so the zoning of the three R4-10 lots should be the same as the surrounding property which is currently zoned as Office.
- We do not have the information to support that the area should be zoned CC Core - Centers & Corridors, Type 2 - District Center (CC2-DC)
  - As we understand it, designation of the Lincoln Heights District Center has not been finalized and will be a focus in the pending review of the City's Comprehensive Plan. We understand from Scott Chesney's remarks at the Lincoln Heights Neighborhood Council meeting and also remarks made at the workshop that there needs to be a clear center and edges to a designated District Center. In the summary report provided for the workshop, the Lincoln Heights Center is suggested at 29th and Regal. We assume that the review process would determine the center and edges of the Lincoln Heights District Center. The proposed 9.8 acres may or may not be included.
  - The summary report, in reference to Policy LU 3.2 Centers and Corridors, states: "Suggested centers are designated where the potential for center development exists. Final determination is subject to the neighborhood planning process." It seems, then - that an amendment that zones a Center prior to the process required to establish a Center is out of sequence. While we can see that amendments may be proposed after a Center has been established in the City's Comprehensive Plan, using the Amendment process to establish a Center contradicts the policy and the required process for the designation of Centers and Corridors.
  - It may be more in sequence if the Sonneland Amendment would be considered as part of the Comprehensive Plan process to establish the Lincoln Heights District Center.
  - If zoning of an area as CC2 requires that adjacent property be rezoned as a transition zone that does not include R4-10, then we oppose the CC2 zoning and support zoning the entire proposed area as Office.
  - We think that the Plan Commission should make formalization of the Lincoln Heights District Center a priority.
- During the workshop, commissioners asked whether or not covenants should be part of their consideration of rezoning proposals. We do think that the Plan Commission should consider covenants as they are established based on the zoning code in place, and are legal, binding agreements. It would seem that an amendment applicant could reasonably be asked what other legal agreements or restrictions apply to the property under consideration. The Commission could then determine whether or not the city has potential liability in changing a zoning code.



Thank you for the opportunity for input -  
Joan and David Kingrey  
2306 E 32nd  
Spokane, WA 99223



**Black, Tirrell**

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**From:** Joan Kingrey <djkingrey@gmail.com>  
**Sent:** Saturday, August 17, 2013 5:17 PM  
**To:** Pelton, Ken; Black, Tirrell  
**Cc:** Chesney, Scott; Dave & Joan Kingrey  
**Subject:** Sonneland Amendment recommendation

Mr. Pelton and Ms. Black -

Please accept my sincere thank you for the capable and responsive character of the Planning and Development Services as exhibited throughout the Proposed Comprehensive Plan Amendment Land Use Map Changes process. For me, and my neighbors - there was always a quick and thorough response to inquiries, and we were kept well informed throughout. I particularly appreciate that Planning and Development Services recommended a CC1 designation, instead of the requested CC2, for the Sonneland/29th Street Investments proposal. As I have revisited the city municipal code documents, I feel that your recommendation honored the input received regarding the original and revised Sonneland proposals, and respected the future of the single family residential neighborhood to the south of the proposed rezoning area.

I know that this process is not complete until City Council approval of the amendment recommendations occurs. In the interim, please accept my appreciation for the quality of your work in service to this community.

Joan Kingrey  
2306 E 32nd  
Spokane, WA 99223



Exhibit C

February 21, 2013 Traffic Analysis





Whipple Consulting Engineers, Inc.

February 21, 2013  
W.O. No. 2012-1015

City of Spokane  
Department of Engineering Services  
801 W. Spokane Falls Boulevard  
Spokane, WA 99201

Attn: Ray Wright, P.E., Engineering Services

Re: **Comprehensive Plan Amendment (CPA) – Single Family Residential (4-10) and  
Office 35 to Multi-Family Residential (15-30) and CC-2  
29<sup>th</sup> Avenue & Southeast Boulevard  
Planning Level Trip Generation & Distribution Letter**

Dear Ray:

Whipple Consulting Engineers has been retained to provide a planning level traffic analysis and recommendations in support of its application for a Comprehensive Plan Amendment to change approximately 30 acres +/- of single family residential and Office land uses into Multi Family Residential and Mixed Use Corridor land uses.

The purpose of this document is to provide a planning level Trip Generation and Distribution letter (TGDL) for the proposed Comprehensive Plan Amendment (CPA) located on the southwest corner of 29<sup>th</sup> Avenue & Southeast Boulevard and extending southwest into an undeveloped pocket, as shown on Figures 2, Preliminary Site Plan. This TGDL will compare the trip generation and impact fees of the existing land uses with the trip generation of the proposed land uses. This letter will follow the standards for doing traffic letters for comprehensive plan revisions as required by the City of Spokane and the Institute of Transportation Engineers (ITE).

### **PROJECT DESCRIPTION**

The proposed Comprehensive Plan Amendment (CPA) proposes to change the map designation of 21.71 acres +/- of Residential 4-10 and 8.91 acres of O-35 to 15.96 acres +/- of Residential multi-family RMF and 14.66 ac +/- of CC-2. The subject properties along 29<sup>th</sup> Avenue currently include a bank and office space's totaling 30,000 square feet. These areas and buildings are assumed to remain, and have not been included in the trip generation of the existing and proposed land uses. The property is located on the Southwest corner of 29<sup>th</sup> Avenue & Southeast Boulevard and extends to the southwest to 33<sup>rd</sup> Avenue.

### **VICINITY / SITE PLAN**

The site is currently listed on the Comprehensive Plan as Residential 4-10, Office and is zoned as Residential Single Family (RSF), Office (O-35), and Office Retail (OR-35). The site lies on the NE ¼ of Section 33, T.26N., R.42E., W.M. within the City of Spokane, Washington. The parcel numbers for the site are shown on Table 1. A vicinity map is included as Figure 1 and an exhibit of the subject property is included as Figure 2, per Spokane County Scout.



**Table 1 Subject Properties Parcels, Area, and Land Use**

Parcel #	Area (sf)	Existing Land Use	Parcel #	Area (sf)	Existing Land Use	Parcel #	Area (sf)	Existing Land Use
35332.1302	42,900	RSF	35332.1304	84,900	RSF	35332.1305	7,000	RSF
35332.1306	7,000	RSF	35332.1307	7,000	RSF	35332.1308	7,150	RSF
35332.1309	7,150	RSF	35332.1310	7,150	RSF	35332.3101	20,500	RSF
35332.3102	25,200	RSF	35332.3103	25,260	RSF	35332.3104	45,730	RSF
35332.3105	26,090	RSF	35332.3106	20,200	RSF	35332.3107	20,400	RSF
35332.3108	21,888	RSF	35332.3109	18,720	RSF	35332.3110	19,440	RSF
35332.3111	20,160	RSF	35332.0702	95,188	RSF	35331.3201	18,860	RSF
35331.3202	19,300	RSF	35331.3203	20,280	RSF	35331.3204	21,125	RSF
35331.3205	20,450	RSF	35331.3301	25,390	RSF	35331.3302	19,000	RSF
35331.3303	18,900	RSF	35331.3304	22,110	RSF	35331.3305	19,860	RSF
35331.3306	27,580	RSF	35331.3307	26,596	RSF	35331.4103	231,023	O35
35331.0008	41,082	O35	35331.0009	11,812	RSF	35331.0016	10,674	RSF
35331.0010	15,485	RSF	35331.3901	22,512	O35	35331.3902	34,892	O35

\*Areas Per Spokane County Auditor

## **TRIP GENERATION AND DISTRIBUTION**

### **Trip Types**

The land uses are Residential and Office; ITE has developed data regarding various trip types that all developments experience. These are found in several places, however, for this analysis the *Trip Generation Manual 8<sup>th</sup> Edition* as well as the *Trip Generation Handbook* were used to develop the criteria for this analysis.

Generally all existing and proposed developments will be made up of one or more of the following four trip types: new (destination) trips, pass-by trips, diverted trips, and shared (internal trips). In order to better understand the trip types available for land access a description of each specific trip type follows.

**New (Destination) Trips** - These types of trips occur only to access a specific land use such as a new retail development or a new residential subdivision. These types of trips will travel to and from the new site and a single other destination such as home or work. This is the only trip type that will result in a net increase in the total amount of traffic within the study area. The reason primarily is that these trips represent planned trips to a specific destination that never took trips to that part of the City prior to the development being constructed and occupied. This project will develop new trips.

**Pass-by Trips** - These trips represent vehicles which currently use adjacent roadways providing primary access to new land uses or projects and are trips of convenience. These trips, however, have an ultimate destination other than the project in question. They should be viewed as customers who stop in on their way home from work. An example would be on payday, where an individual generally drives by their bank every day without stopping, except on payday. On that day, this driver would drive into the bank, perform the prerequisite banking and then continue on home. In this example, the trip started from work with a destination of home, however on the way, the driver stopped at the grocery store/latte stand and/or bank directly



adjacent to their path. Pass-by trips are most always associated with commercial/retail types of development along major roadways. Therefore, for this project pass-by trips will be considered.

**Diverted (Linked) Trips** - These trips occur when a vehicle takes a different route than normal to access a specific facility. Diverted trips are similar to pass-by trips, but diverted trips occur from roadways, which do not provide direct access to the site. Instead, one or more streets must be utilized to get to and from the site. For this project, no diverted trips are anticipated.

**Shared / Internal / Trips** - These are trips which occur on the site where a vehicle/ consumer/ tenant will stop at more than one place on the site. For example, someone destined for a certain shop at a commercial site may stop at a bank just before or after they visit the shop that they went to the site to visit. This trip type reduces the number of new trips generated on the public road system and is most commonly used for commercial developments. Since the project includes multiple commercial, Office and residential shared trips were considered.

#### **Trip Generation Characteristics for the Existing and Proposed land uses**

As noted earlier, trip generation rates for the AM and PM peak hours are determined by the use of the *Trip Generation Manual, 8<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE). The purpose of the *Trip Generation Manual* is to compile and quantify empirical data into trip generation rates for specific land uses within the US, UK and Canada.

The Trip Generations of each land use are shown in the Tables A through E in the appendix and are summarized here.

**Table 2- Existing Land Use Total Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	162	41	121	211	133	78
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	146	129	17	161	27	134
<b>Total</b>	308	170	138	372	160	212
<b>Average Daily Trip Ends (ADT)</b>				Vol. based upon fitted curve equations for each land use, shown in the appendix.		
<b>KSF</b>	<b>Fitted Curve</b>		<b>ADT</b>			
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	-		2,121			
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	-		1,049			
<b>Total</b>			3,170			

The existing land uses are anticipated to interact or share internal trips between each other per chapter 7 of the ITE trip Generation handbook. The Internal worksheets are included in the appendix and are summarized on Table 3.



**Table 3 – Existing Land Use Internal Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	27	1	26	28	27	1
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	27	26	1	28	1	27
<b>Total</b>	54	27	27	56	28	28
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>Internal ADT</b>				
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	-	281				
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	-	182				
<b>Total</b>	-	463				

By subtracting the existing land uses internal trips (Table 3) from the existing land uses total trips (Table 2) the existing land uses “New Trips” are calculated and shown on Table 4.

**Table 4 – Existing Land use New Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Distribution		Vol. / LUC	Distribution	
		In	Out		In	Out
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	135	40	95	183	106	77
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	119	103	16	133	26	107
<b>Total</b>	254	143	111	316	132	184
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Fitted Curve</b>	<b>New ADT</b>				
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	-	1,840				
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	-	860				
<b>Total</b>	-	2,707				

As shown on Table 4, the subject properties under the existing land uses has the potential to generate 254 new trips on the transportation system in the AM peak hour, with 143 new trips entering the site and 111 new trips exiting the site. In the PM peak hour the existing land uses are anticipated to generate 316 new trips on the transportation system with 132 new trips entering the site and 184 new trips exiting the site. The subject properties under the existing land use have the potential to generate 2,707 new average daily trips to/from the site.



**Proposed Land uses under Multi-Family Residential (MFR) and Corridor Center (CC2)**

The RMF and CC2 land uses and zoning allows for a very diverse mixture of land uses within a centrally located area allowing for the highest and best use of property. Therefore, for this analysis the highest and best use will be used to maximize the potential of the subject properties for a true representation of potential trip generation. The following is a list of potential land uses and their areas, which we believe would be the highest and best use of the subject properties under the proposed zoning.

Land Use	Units/ Gross Floor Area	ITE Land Use Code (LUC)	
Multi-Family Residential	477 units	221	Low Rise Apartments
Medical Office Building	8,000 sf	720	Medical-Dental Office Building
Box Store	20,000 sf	881	Pharmacy/ With Drive Through
Bank w/ Drive Through	3,500 sf	912	Drive-in Bank
Retail Strip Mall	20,000 sf (total)	814	Specialty Retail

The Trip Generation of each of the proposed land uses are shown in Tables F through N in the appendix and The New Trips are summarized here.

**Table 5 - Proposed Land Uses Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 221 Low Rise Apartment (Table F)	198	42	156	267	45	222
LUC # 720 Medical Office (Table G)	19	15	4	31	8	23
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	54	31	23	207	104	103
LUC # 912 Drive-in Bank (Table I)	44	25	19	91	45	46
LUC # 814 Specialty Retail (Table J)	-	-	-	70	31	39
<b>Total</b>	<b>315</b>	<b>113</b>	<b>202</b>	<b>666</b>	<b>233</b>	<b>433</b>
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>ADT</b>				
LUC # 221 Low Rise Apartment (Table F)	-	2,830				
LUC # 720 Medical Office (Table G)	-	113				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)		1,764				
LUC # 912 Drive-in Bank (Table I)		519				
LUC # 814 Specialty Retail (Table J)	-	894				
<b>Total</b>	-	<b>6,120</b>				

Vol. based upon fitted curve equations or rates for each land use, shown in the tables of the appendix.

The proposed land uses are anticipated to interact or share internal trips between each other per chapter 7 of the ITE trip Generation Handbook. The Internal worksheets include the shared trips between the retail land uses and the shared trips between residential, office and retail, and are included in the appendix and are summarized on Table 6.



**Table 6 – Proposed Land Uses Internal Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 221 Low Rise Apartment (Table F)	5	2	3	34	22	12
LUC # 720 Medical Office (Table G)	3	2	1	11	3	8
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	3	2	1	12	5	7
Internal Retail to Retail	9	4	5	32	17	15
LUC # 912 Drive-in Bank (Table I)	3	1	2	12	5	7
Internal Retail to Retail	9	5	4	32	17	15
LUC # 814 Specialty Retail (Table J)	-	-	-	11	5	6
Internal Retail to Retail	-	-	-	28	12	16
<b>Total</b>	<b>32</b>	<b>16</b>	<b>16</b>	<b>172</b>	<b>86</b>	<b>86</b>
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>Internal ADT</b>				
LUC # 221 Low Rise Apartment (Table F)	-	360				
LUC # 720 Medical Office (Table G)	-	40				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	-	375				
LUC # 912 Drive-in Bank (Table I)	-	251				
LUC # 814 Specialty Retail (Table J)	-	498				
<b>Total</b>	-	<b>1,524</b>				

The proposed retail land uses are anticipated to receive Pass-by Trips to/from the existing traffic of 29<sup>th</sup> Avenue & Southeast Boulevard. These Pass-by trips are summarized on Table 7

**Table 7 - Proposed land Uses Pass-by Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	21	12	9	80	40	40
LUC # 912 Drive-in Bank (Table I)	15	8	7	22	11	11
LUC # 814 Specialty Retail (Table J)	-	-	-	6	3	3
<b>Total</b>	<b>36</b>	<b>20</b>	<b>16</b>	<b>108</b>	<b>54</b>	<b>54</b>
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>Pass-by ADT</b>				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	-	681				
LUC # 912 Drive-in Bank (Table I)	-	126				
LUC # 814 Specialty Retail (Table J)	-	80				
<b>Total</b>	-	<b>887</b>				



By subtracting the Proposed Land Uses Internal Trips (Table 6) and the Proposed Land Uses Pass-by Trips (Table 7) from the Proposed Land Uses Total Trips (Table 5) the Proposed Land Uses "New Trips" are calculated and shown on Table 8.

**Table 8 - Proposed land Uses New Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 221 Low Rise Apartment (Table F)	193	40	153	233	23	210
LUC # 720 Medical Office (Table G)	16	13	3	20	5	15
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	21	13	8	83	42	41
LUC # 912 Drive-in Bank (Table I)	17	11	6	25	12	13
LUC # 814 Specialty Retail (Table J)	-	-	-	25	11	14
<b>Total</b>	<b>247</b>	<b>77</b>	<b>170</b>	<b>386</b>	<b>93</b>	<b>293</b>
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>New ADT</b>				
LUC # 221 Low Rise Apartment (Table F)	-	2,470				
LUC # 720 Medical Office (Table G)	-	73				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	-	708				
LUC # 912 Drive-in Bank (Table I)	-	142				
LUC # 814 Specialty Retail (Table J)	-	316				
<b>Total</b>	<b>-</b>	<b>3,709</b>				

As shown on Table 8, the subject properties under the proposed land use have the potential to generate 247 new trips on the transportation system in the AM peak hour, with 77 new trips entering the site and 170 new trips exiting the site. In the PM peak hour the proposed land use is anticipated to generate 386 new trips on the transportation system with 93 new trips entering the site and 293 new trips exiting the site. The subject properties under the proposed land use have the potential to generate 3,709 new average daily trips to/from the site.



### Trip Comparison Existing vs. Proposed land uses

For a land use comparison that includes multiple land uses and multiple trip types for each land use. The existing and proposed land uses need to be sifted down to the essential or new trips that will ultimately enter and distribute on the transportation system. Because it is these new trips, or the difference between the existing and proposed new trips, that have the potential to impact the transportation system at nearby intersections.

As shown on Table 9 the Existing land use “new trips” of Table 4 are subtracted from the proposed land use “new trips” of Table 8, to determine the difference of new trips.

**Table 9 –New Trip Generation Comparison Existing vs. Proposed**

Land Use	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
Proposed MFR and CC2 (Table 8)	247	77	170	386	93	293
Existing SFR and Office (Table 4)	(254)	(143)	(111)	(316)	(132)	(184)
Difference	(7)	(66)	59	70	(39)	109
Average Daily Trip Ends (ADT)				( ) Parenthesis indicate a reduction in Trips		
Land Use	Rate	ADT				
Proposed MFR and CC2 (Table 8)	-	3,709				
Existing SFR and Office (Table 4)	-	(2,707)				
Difference		1,002				

As shown in Table 9 a change from residential and office land uses to a more dense Multi-family Residential and Commercial Corridor land use is overall anticipated to generate 7 less new trips in the AM peak hour, with 66 less new trips entering the site and 59 additional new trips exiting the site. In the PM peak hour the change from residential and office land uses to a more dense Multi-family Residential and Commercial Corridor land uses is anticipated to generate 70 additional new trips, with 39 less new trips entering the site, and 109 additional new trips exiting the site. Additionally the change from residential and office land uses to a more dense Multi-family Residential and Commercial Corridor land uses is anticipated to generate 1,002 additional new average daily trips to/from the site.



## **TRIP DISTRIBUTION**

### ***Existing Roadways***

The overall transportation network in this area consists of a principle arterial, a minor arterial, collectors, and local access roads. As shown on Figures 1 & 2, the proposed site is to be accessed via public roadways connecting to; 29<sup>th</sup> Avenue at the intersection of Stone Street, and Southeast Boulevard at the intersection of 31<sup>st</sup> avenue and South Crestline Street, and at the intersection of 32<sup>nd</sup> Avenue. It is anticipated that the residents/office trips of the site will generally use the following roadways:

**29<sup>th</sup> Avenue** is an east-west two-way two & four-lane arterial that extends from High Drive to Glenrose Street. Within the study area 29<sup>th</sup> Avenue has four-lanes. The area surrounding 29<sup>th</sup> Avenue is a mixture of commercial and residential uses. The posted speed limit on 29<sup>th</sup> Avenue is 30 MPH.

**Southeast Boulevard** is generally a north-south two-way two-lane Minor arterial that extends Sherman Street to Regal Street. Southeast Boulevard generally serves residential uses along the north face of the South Hill, and commercial uses near the intersection of Southeast Boulevard & 29<sup>th</sup> Avenue. The speed limit on Southeast Boulevard is 30 MPH.

**Crestline Street** is a north-south two-way two-lane neighborhood collector that extends from 37<sup>th</sup> Avenue to 63<sup>rd</sup> Avenue. Crestline is surrounded by residential uses. The speed limit on Crestline Street is 25 MPH.

**33<sup>rd</sup> Avenue** is an east-west two-way two-lane local access road that extends west from the project through the major intersections of Pittsburg Street, Perry Street, Grand Boulevard, and Bernard Street to High Drive Parkway. 33<sup>rd</sup> Avenue serves generally residential and institutional land uses (Sacajawea Middle School). The speed limit on 33<sup>rd</sup> Avenue is 25 MPH.

**Perry Street** is a north-south two-way two-lane minor arterial and neighborhood collector. From 29<sup>th</sup> Avenue to 37<sup>th</sup> Avenue Perry Street is a minor collector, and from 37<sup>th</sup> Avenue to 57<sup>th</sup> Avenue Perry Street is a neighborhood collector. Perry Street serves residential land uses and the speed limit is 25 and 30 MPH.

### **GENERAL DISTRIBUTION**

The distribution of the additional new trips of the proposed land uses are anticipated to distribute onto the existing transportation system as follows: it is anticipated that 35% of the trips will travel to/from the north, 35% will go to/from the south, 10% will go to/from the Lincoln Heights Shopping Center, 10% will go to/from the east via 29<sup>th</sup> Avenue, and 10% will go to/from the west on 29<sup>th</sup> Avenue. For the 35% of trips traveling north it is anticipated that 15% of the trips will go to/from Interstate 90 via Ray Street, 5% of the trips will go to the Perry and University Districts via Southeast Boulevard, and 15% of the trips will go to/from the downtown area via 29<sup>th</sup> Avenue and Grand Boulevard. For the 35% of trips traveling south it is anticipated that 20% of the trips will go to/from the south via Regal Street, 10% will go to/from the south via



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Planning Level Trip Generation & Distribution  
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Crestline Street, and 5% will go to/from the south via Perry Street. Please see Figures 1 and 2 for the AM and PM peak hour distribution of additional trips.

**TRAFFIC IMPACT FEE COMPARISON**

The City of Spokane code has established transportation impact fees under Spokane Municipal Code Title 17 Chapter 17D.030. For the proposed Comprehensive Plan Amendment the subject properties are within the South Service area and as such are subject to the current Impact Fee Schedule ( included the appendix) the following tables calculate the anticipated Impact fees from the highest and best uses under the existing land use condition as well as the proposed land uses.

Table 10 – Existing Land Use Impact Fees

Land Use	LUC	Quantity	Unit of Measure	Fee per unit	Fee
LUC # 210 Single Family Detached Housing (existing)	210	217	dwelling	\$693.66	\$150,524.22
LUC # 710 General Office (existing)	710	73,168	sq ft/GFA	\$1.34	\$98,034.40
<b>Total</b>	-	-	-	-	<b>\$248,558.62</b>

Table 11 – Proposed Land Use Impact Fees

Land Use	LUC	Quantity	Unit of Measure	Fee per unit	Fee
Low Rise Apartment	221	477	dwelling	\$447.65	\$213,529.05
Medical Office	720	8,000	sq ft/GFA	\$2.92	\$23,360.00
Pharmacy/Drugstore with drive through window	881	20,000	sq ft/GFA	\$1.77	\$35,400.00
Drive-in Bank	912	3,500	sq ft/GFA	\$3.31	11,585.00
Specialty Retail	814	20,000	sq ft/GLA	\$0.61	12,200.00
<b>Total</b>	-	-	-	-	<b>296,074.05</b>

As shown in Table 10 the existing land uses under the current fee schedule are anticipated to generate a fee of \$248,558.62. As shown on Table 11 the proposed land uses under the current fee schedule are anticipated to generate a fee of \$296,074.05. When comparing the two fee values it can be concluded that the proposed CPA land uses would be anticipated to generate \$47,515.43 more impact fees than the existing land uses.



## CONCLUSIONS AND RECOMMENDATIONS

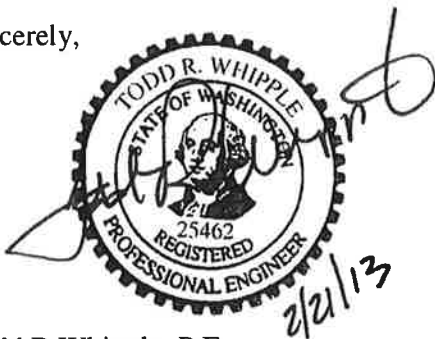
It is anticipated that the change in land uses from residential and office land uses to a more dense multi-family residential and commercial corridor land uses will have the potential to generate 7 less new trips in the AM peak hour and 70 additional new trips in the PM peak hour. It is also estimated that the change in land uses from residential and office land uses to a more dense multi-family residential and commercial corridor land uses will generate \$47,515.43 more in additional impact fees than the existing land uses to allow for the increase in traffic.

Therefore it is our opinion that the proposed change from residential and office land uses to a more dense multi-family residential and commercial corridor land uses when considering the impact fee ordinance and the potential for added trips will not create an impact upon the existing transportation system, with the number of additional trips in the PM Peak Hour and the additional impact fees that would be a benefit to transportation improvement projects in the area. We therefore recommend that the proposed comprehensive plan be allowed to move forward without further planning level traffic analysis.

It should be noted that at the time of project application and submittal that a project specific Trip Generation and Distribution Letter will be needed by The City of Spokane as well as any other pertinent traffic studies in order for the development to meet traffic concurrency.

Should you have any questions related to this document please do not hesitate to call at (509) 893-2617.

Sincerely,



Todd R Whipple, P.E.

TRW/tew

encl. Appendix (Vicinity Map, property Exhibit, Trip Dist %, Trip Generation)

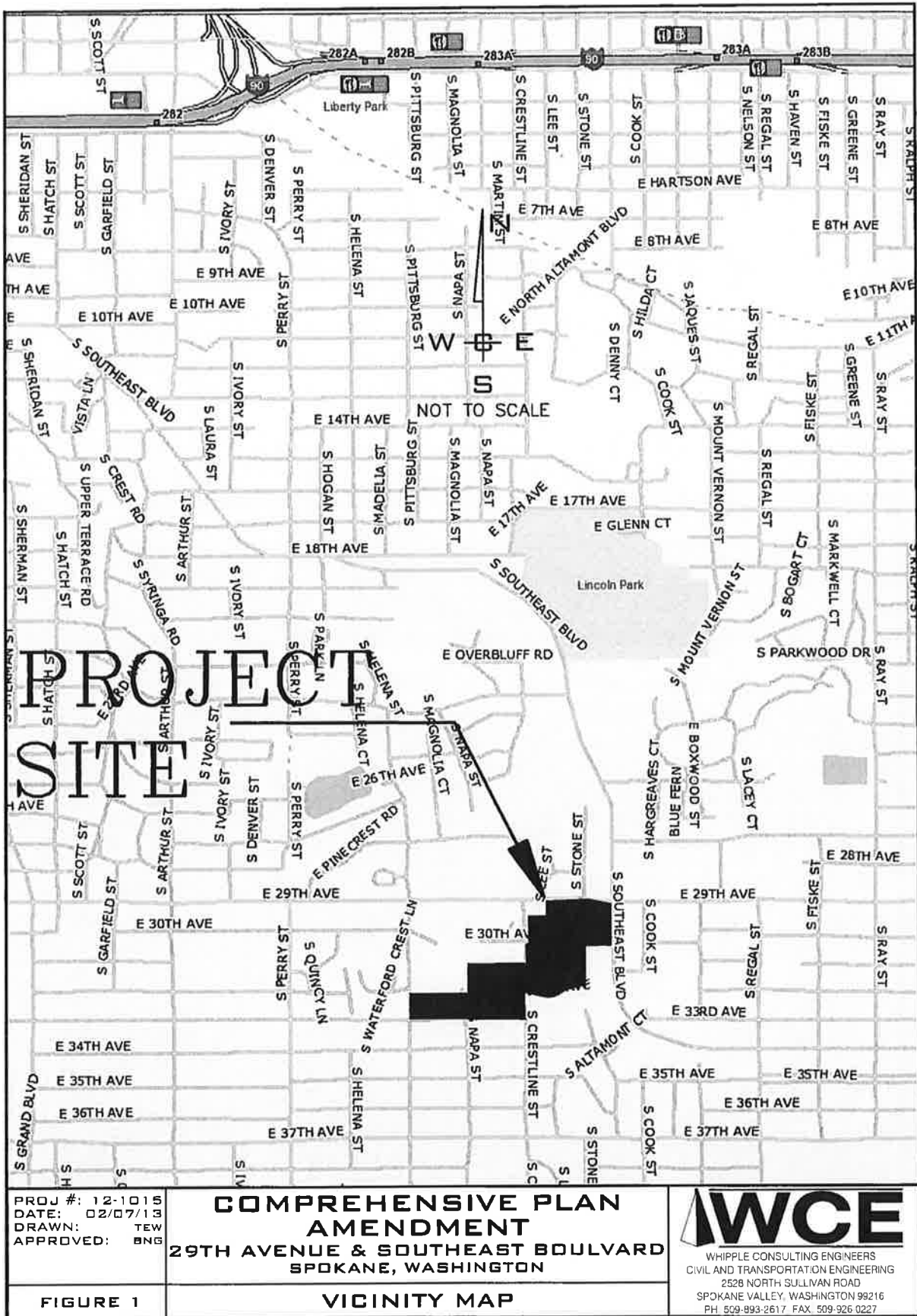
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# **APPENDIX**

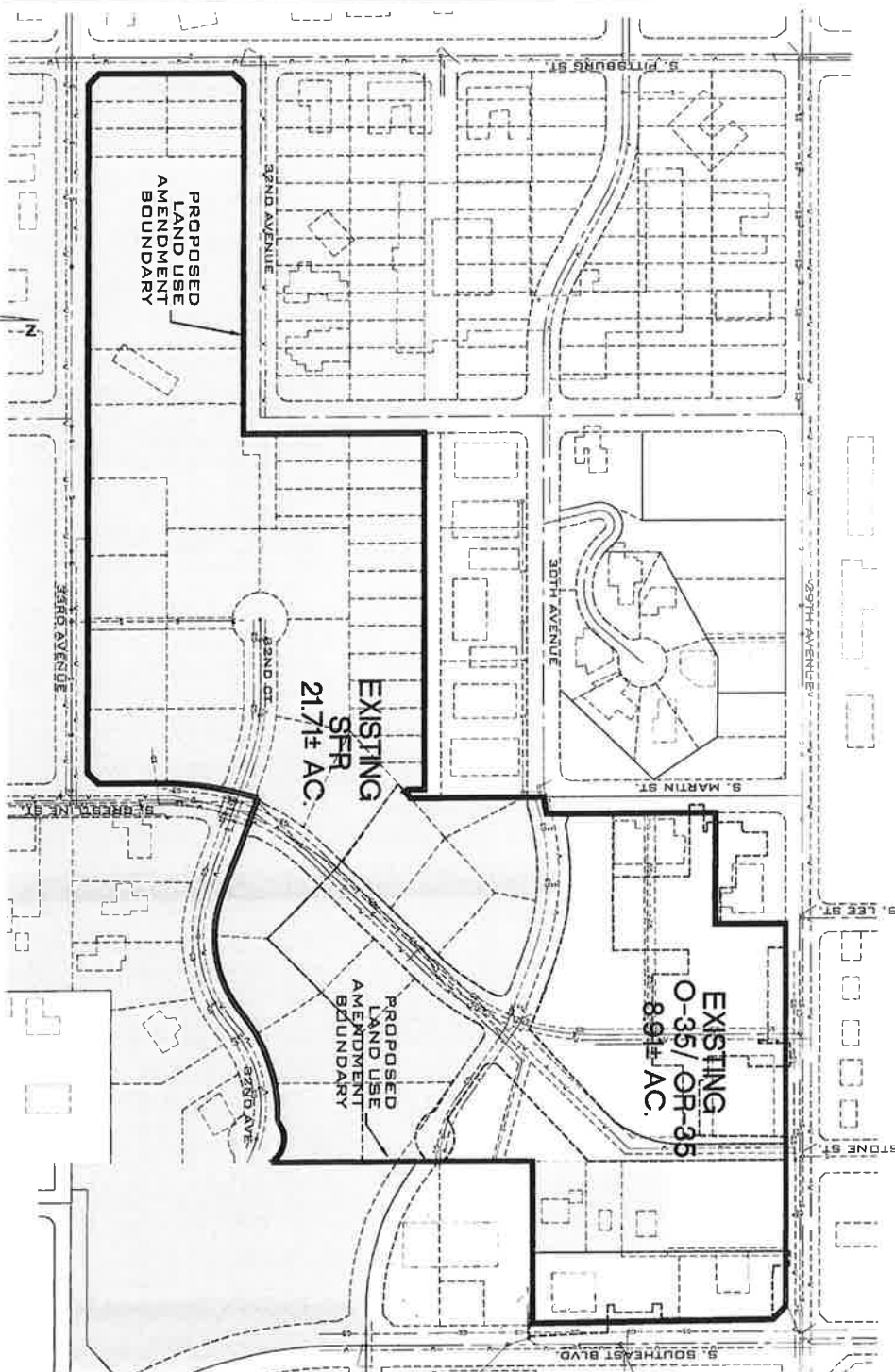
1. Vicinity Map
2. Existing Property Exhibit
3. Proposed Property Exhibit
4. Additional AM Trip Distribution by  
Percentage
5. Additional PM Trip Distribution by  
Percentage
6. Trip Generation Tables A through N and  
Internal Trip Generation Worksheets







**COMP PLAN AMENDMENT  
29TH AVE AND SOUTHEAST BLVD VICINITY  
SPOKANE, WASHINGTON  
N 1/2 SECTION 33, T. 25 N., R. 43 E., W.M.**



EXISTING COMPREHENSIVE  
PLAN LEGEND

**APPLICANT**

PARSONS/BURNETT/BJORDAHL/HUME, LLP  
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**COMP PLAN AMENDMENT**  
**29TH AVENUE/SOUTHEAST BLVD**

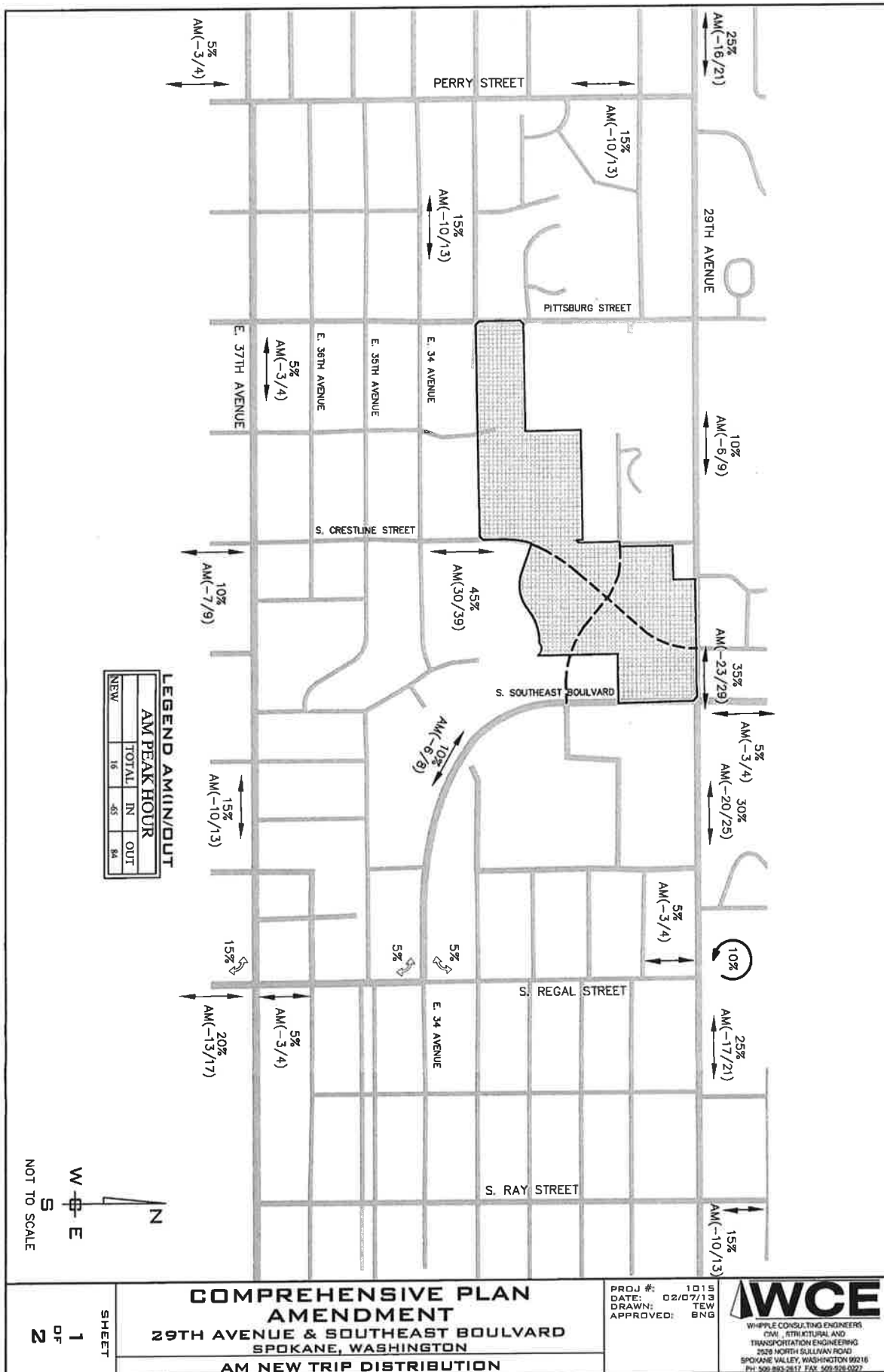
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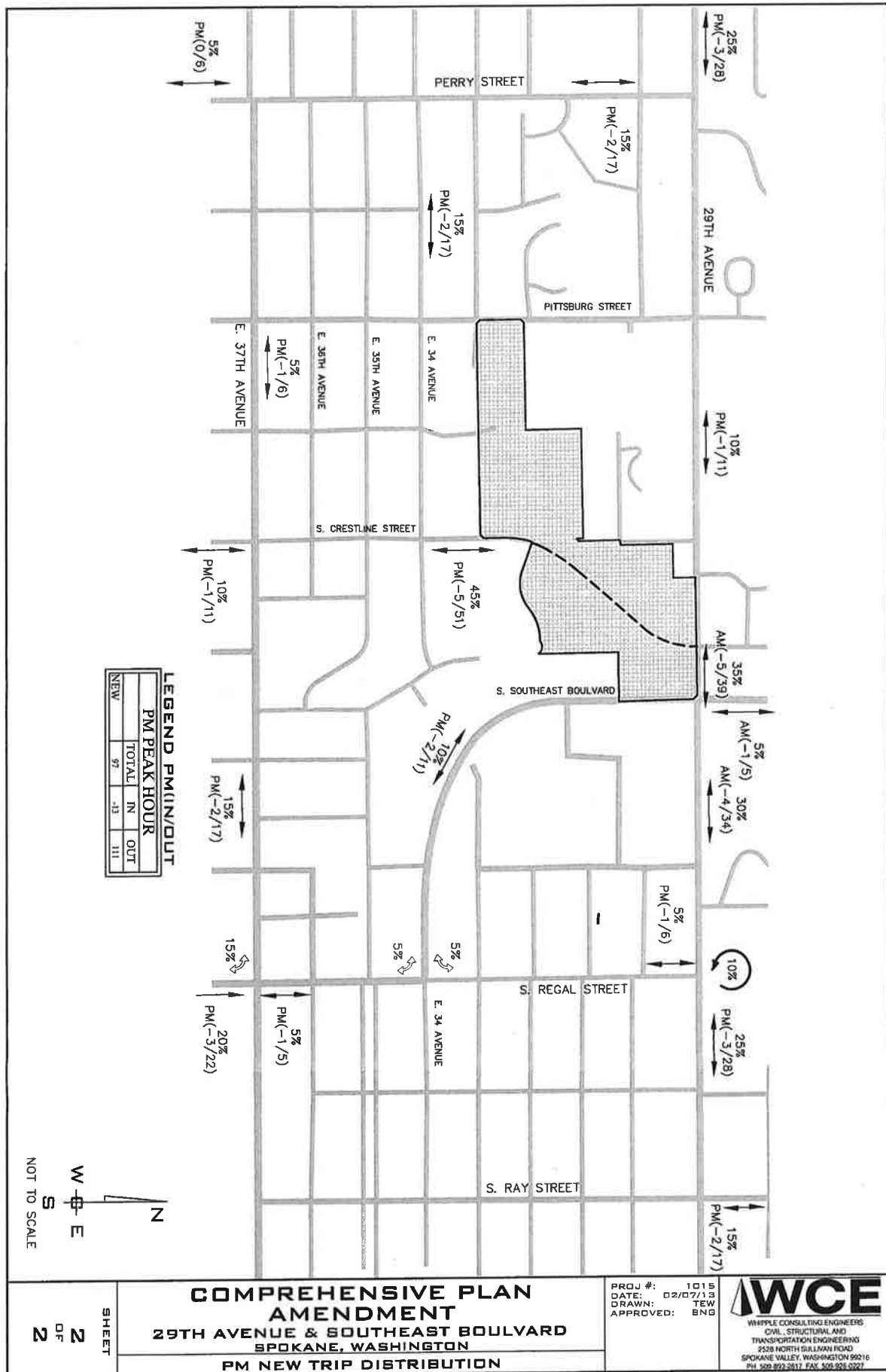














**Existing Land Use – Residential 4-10, RSF**

For the existing land use the maximum density is 10 units per acre at 21.71 acres the subject properties have the potential of 217 single family residential units. For the potential residential units, Land Use Code (LUC) 210 Single Family Detached Housing was used to establish the number of potential trips generated by the subject properties under the existing land use. The trip generation rates and the anticipated number of AM & PM peak hour trips are shown on Table A.

**Table A-Trip Generation Rates for LUC # 210 – Single Family Detached Housing**

Dwelling Units	AM Peak Hour Trips			PM Peak Hour Trips		
	Fitted Curve	Directional Distribution		Fitted Curve	Directional Distribution	
		25% In	75% Out		63% In	37% Out
217	162	41	121	211	133	78
Internal	27	1	26	28	27	1
New	135	40	95	183	106	77
Average Daily Trip Ends (ADT)				Fitted Curve Equations: AM $T=0.70(X) + 9.74$ PM $\ln (T)=0.90 \ln (X)+0.51$ ADT $\ln (T)=0.92 \ln (X)+2.71$		
Dwelling Units	Fitted Curve	ADT				
217	-	2,121				
Internal	-	281				
New	-	1,840				

**Existing Land Use – Office 35, O-35**

Of the 387,910 square feet or 8.91 acres of land currently zoned as Office 35 or Office/Retail 35, approximately 172,916 square feet has been developed into 30,000 square feet of office, and bank space. Based upon the COS parking, storm drainage, and landscaping requirements the gross floor area of all structures allowed on the remaining property is 73,160 sf (73.16 KSF). Land Use Code (LUC) 710 General Office was used to establish the number of potential trips generated by the subject properties under the existing land use. The trip generation rates and the anticipated number of AM & PM peak hour trips are shown on Table B.

**Table B-Trip Generation Rates for LUC # 710 – General Office**

Thousand Square Feet (KSF)	AM Peak Hour Trips			PM Peak Hour Trips		
	Fitted Curve	Directional Distribution		Fitted Curve	Directional Distribution	
		88% In	12% Out		17% In	83% Out
73.16	146	129	17	161	27	134
Internal	27	26	1	28	1	27
New	119	103	16	133	26	107
Average Daily Trip Ends (ADT)				Fitted Curve Equations: AM $\text{Ln}(T)=0.80\text{Ln}(X) + 1.55$ PM $T=1.12(X)+78.81$ ADT $\text{Ln}(T)=0.77 \text{Ln}(X)+3.65$		
KSF	Fitted Curve	ADT				
73.16	-	1049				
Internal		182				
New		867				



**Table C- Existing Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 210 Single Family Detached Housing (existing) (Table A)	162	41	121	211	133	78
LUC # 710 General Office (existing) (Table B)	146	129	17	161	27	134
<b>Total</b>	308	170	138	372	160	212
<b>Average Daily Trip Ends (ADT)</b>						
<b>KSF</b>	<b>Rate</b>		<b>ADT</b>			
LUC # 210 Single Family Detached Housing (existing) (Table A)	-		2,121			
LUC # 710 General Office (existing) (Table B)	-		1,049			
<b>Total</b>			3,170			

**Table D - Existing Internal Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 210 Single Family Detached Housing (existing) (Table A)	27	1	26	28	27	1
LUC # 710 General Office (existing) (Table B)	27	26	1	28	1	27
<b>Total</b>	54	27	27	56	28	28
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>Internal ADT</b>				
LUC # 210 Single Family Detached Housing (existing) (Table A)		281				
LUC # 710 General Office (existing) (Table B)		182				
<b>Total</b>	-	463				

**Table E - Existing New Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Distribution		Vol. / LUC	Distribution	
		In	Out		In	Out
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	135	40	95	183	106	77
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	119	103	16	133	26	107
<b>Total</b>	254	143	111	316	132	184
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Fitted Curve</b>	<b>New ADT</b>				
LUC # 210 Single Family Detached Housing (existing) (Table A)(217 Units)	-	1,840				
LUC # 710 General Office (existing) (Table B)(73.16 KSF)	-	860				
<b>Total</b>	-	2,707				



### **Proposed Land Use – Residential Multi Family (RMF)**

For the proposed 15.9 acres +/- Residential Multi Family land use at the maximum density of 30 units per acre it is anticipated that the subject properties would have the potential of 477 units. For the potential apartments, Land Use Code (LUC) 221 Low Rise Apartments was used to establish the number of potential trips generated by the subject properties under the proposed land use. The trip generation rates and the anticipated number of AM & PM peak hour trips are shown on Table 5.

**Table F-Trip Generation Rates for LUC # 221 – Low Rise Apartments**

Dwelling Units	AM Peak Hour Trips			PM Peak Hour Trips		
	Fitted Curve	Directional Distribution		Fitted Curve	Directional Distribution	
		21% In	79% Out		17% In	83% Out
477	198	42	156	267	45	222
Internal	5	2	3	34	22	12
New	193	40	153	233	23	210
Average Daily Trip Ends (ADT)				Fitted Curve Equations: AM $\text{Ln}(T)=0.82 \text{ Ln}(X) + 0.23$ PM $\text{Ln}(T) =0.88 \text{ Ln}(X) + 0.16$ ADT $(T)=5.12(X)+387.53$		
Dwelling Units	Fitted Curve	ADT				
477	-	2,830				
Internal		360				
New		2,470				

### **Proposed Land uses under Corridor Center (CC2)**

The 14.2 ac of proposed CC2 land use and zoning allows for a very diverse mixture of land uses within a centrally located area. Therefore for this analysis the highest and best use should be used to maximize the potential of the subject properties for a true representation of potential impacts. The following is a list of potential land uses and their building areas, which we believe would be the highest and best use of the subject properties under the proposed zoning.

Land Use	Gross Floor Area	ITE Land Use Code (LUC)
Medical Office Building	8,000 sf	720 Medical-Dental Office Building
Box Store	20,000 sf	881 Pharmacy/ With Drive Through
Bank w/ Drive Through	3,500 sf	912 Drive-in Bank
Retail Strip Mall	20,000 sf (total)	814 Specialty Retail

**Table G-Trip Generation Rates for LUC # 720 – Medical Office Building**

Thousand Square Feet (KSF)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 2.3 trips/ KSF	Directional Distribution		Fitted Curve	Directional Distribution	
		79% In	21% Out		27% In	73% Out
8.0	19	15	4	31	8	23
Internal	3	2	1	11	3	8
New	16	13	3	20	5	15
Average Daily Trip Ends (ADT)				Fitted Curve Equations:		
KSF	Fitted Curve	ADT		PM $\text{Ln}(T) = 0.88 \text{Ln}(X) + 1.59$		
3.5	-	113		ADT $(T) = 40.89(X) - 214.97$		
Internal		40				
New		73				



**Table H-Trip Generation Rates for LUC # 881 –  
Pharmacy/Drugstore With Drive Through Window**

Thousand Square Feet (KSF)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 2.66 trips/ KSF	Directional Distribution		Vol. @ 10.35 trips/ KSF	Directional Distribution	
		57% In	43% Out		50% In	50% Out
20	54	31	23	207	104	103
Internal Retail to Retail	9	4	5	32	17	15
Internal	3	2	1	12	5	7
Pass-by	21	12	9	80	40	40
New	21	13	8	83	42	41
Average Daily Trip Ends (ADT)				Pass-by 49% per ITE Trip Generation Handbook Table 5.18		
KSF	Rate	ADT				
20	88.16	1,764				
Internal		375				
Pass-by		681				
New		708				

**Table I-Trip Generation Rates for LUC # 912 – Drive-in Bank**

Thousand Square Feet (KSF)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 12.35 trips/ KSF	Directional Distribution		Vol. @ 25.82 trips/ KSF	Directional Distribution	
		56% In	44% Out		50% In	50% Out
3.5	44	25	19	91	45	46
Internal Retail to Retail	9	5	4	32	17	15
Internal	3	1	2	12	5	7
Pass-by	15	8	7	22	11	11
New	17	11	6	25	12	13
Average Daily Trip Ends (ADT)				Pass-by 47% per ITE Trip Generation Handbook Table 5.20		
KSF	Rate	ADT				
3.5	148.15	519				
Internal		251				
Pass-by		126				
New		142				

**Table J-Trip Generation Rates for LUC # 814 – Specialty Retail**

Thousand Square Feet (KSF)	AM Peak Hour Trips			PM Peak Hour Trips			
	N/A	Directional Distribution		Fitted Curve	Directional Distribution		
		79% In	21% Out		44% In	56% Out	
20	-	-	-	70	31	39	
Internal Retail to Retail	-	-	-	28	12	16	
Internal	-	-	-	11	5	6	
Pass-by	-	-	-	6	3	3	
New	-	-	-	25	11	14	
Average Daily Trip Ends (ADT)				Fitted Curve Equations: PM (T) =2.40(X) + 21.48 ADT (T)=42.78(X) + 37.66 Pass-by 20% per Engineering Judgment			
KSF	Fitted Curve		ADT				
20	-		894				
Internal			498				
			80				
New			316				



**Table K - Proposed Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 221 Low Rise Apartment (Table F)	198	42	156	267	45	222
LUC # 720 Medical Office (Table G)	19	15	4	31	8	23
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	54	31	23	207	104	103
LUC # 912 Drive-in Bank (Table I)	44	25	19	91	45	46
LUC # 814 Specialty Retail (Table J)	-	-	-	70	31	39
<b>Total</b>	315	113	202	666	233	433
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>ADT</b>				
LUC # 221 Low Rise Apartment (Table F)	-	2,830				
LUC # 720 Medical Office (Table G)	-	113				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)		1,764				
LUC # 912 Drive-in Bank (Table I)		519				
LUC # 814 Specialty Retail (Table J)	-	894				
<b>Total</b>	-	6,120				

**Table L - Proposed Internal Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 221 Low Rise Apartment (Table F)	5	2	3	34	22	12
LUC # 720 Medical Office (Table G)	3	2	1	11	3	8
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	3	2	1	12	5	7
Internal Retail to Retail	9	4	5	32	17	15
LUC # 912 Drive-in Bank (Table I)	3	1	2	12	5	7
Internal Retail to Retail	9	5	4	32	17	15
LUC # 814 Specialty Retail (Table J)	-	-	-	11	5	6
Internal Retail to Retail	-	-	-	28	12	16
<b>Total</b>	32	16	16	172	86	86
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>Internal ADT</b>				
LUC # 221 Low Rise Apartment (Table F)	-	360				
LUC # 720 Medical Office (Table G)	-	40				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	-	375				
LUC # 912 Drive-in Bank (Table I)	-	251				
LUC # 814 Specialty Retail (Table J)	-	498				
<b>Total</b>	-	1,524				



**Table M - Proposed Pass-by Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	21	12	9	80	40	40
LUC # 912 Drive-in Bank (Table I)	15	8	7	22	11	11
LUC # 814 Specialty Retail (Table J)	-	-	-	6	3	3
<b>Total</b>	36	20	16	108	54	54
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>Pass-by ADT</b>				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	-	681				
LUC # 912 Drive-in Bank (Table I)	-	126				
LUC # 814 Specialty Retail (Table J)	-	80				
<b>Total</b>	-	887				

**Table N - Proposed New Trip Generation Summary**

Land Use Code (LUC)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. / LUC	Directional Distribution		Vol. / LUC	Directional Distribution	
		In	Out		In	Out
LUC # 221 Low Rise Apartment (Table F)	193	40	153	233	23	210
LUC # 720 Medical Office (Table G)	16	13	3	20	5	15
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	21	13	8	83	42	41
LUC # 912 Drive-in Bank (Table I)	17	11	6	25	12	13
LUC # 814 Specialty Retail (Table J)	-	-	-	25	11	14
<b>Total</b>	247	77	170	386	93	293
<b>Average Daily Trip Ends (ADT)</b>						
<b>Land Use Code (LUC)</b>	<b>Rate</b>	<b>New ADT</b>				
LUC # 221 Low Rise Apartment (Table F)	-	2,470				
LUC # 720 Medical Office (Table G)	-	73				
LUC # 881 Pharmacy/Drugstore with drive through window (Table H)	-	708				
LUC # 912 Drive-in Bank (Table I)	-	142				
LUC # 814 Specialty Retail (Table J)	-	316				
<b>Total</b>	-	3,709				



Whipple Consulting Engineers

Multi-Use Trip Generation Worksheet

Project CPA 29th Ave & SE Boulevard

Project # 12-1015

Analyst BNG

Date 2/12/2013

Peak Hour AM

Legend	
31%	Percentages from ITE Handbook Tables 7.1 and 7.2 or engineering judgment based on project characteristics
475	From LUC Trip Generation Tables
25	User Defined Balance

### LAND USE A

ITE LUC	Size	Total	Internal	External
Enter			0	0
Exit			0	0
Total			0	0
%				
#DIV/0!				

Demand (to/from)	3%	0	Demand (to/from)	2%	0
Balance			Balance		
Demand (to/from)	38%	49	Demand (to/from)	23%	4

Single Use Trip Gen Total		Per Retail Worksheet
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### LAND USE B

ITE LUC	Size	Total	Internal	External
Enter		129	26	103
Exit		17	1	16
Total		146	27	119
%		100%	18%	82%
Single Use Trip Gen Total		146		

External	16	103	Enter
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### Office

710	73.16
Total	129
Internal	26
External	103
Enter	17
Exit	1
Total	146
%	100%
Single Use Trip Gen Total	146

### LAND USE C

ITE LUC	Size	Total	Internal	External
Enter		41	1	40
Exit		121	26	95
Total		162	27	135
%		100%	17%	83%
Single Use Trip Gen Total		162		

Demand (to/from)	20%	26	26	40%	48
Balance					
Demand (to/from)	3%	1	1	5%	2

### Residential

ITE LUC	Size	Total	Internal	External
Enter		41	1	40
Exit		121	26	95
Total		162	27	135
%		100%	17%	83%
Single Use Trip Gen Total		162		

Demand (to/from)	5%	0	Balance		
Demand (to/from)	34%	41			

### Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	TOTAL
Enter	0	103	40	143
Exit	0	16	95	111
Total	0	119	135	254
Single-use Trip Gen Est.	0	146	162	308

INTERNAL CAPTURE  
18%



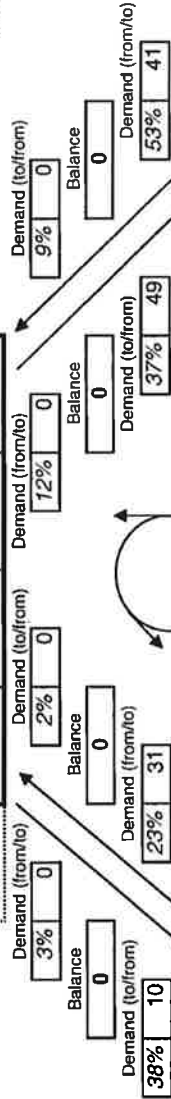
Whipple Consulting Engineers  
Multi-Use Trip Generation Worksheet  
Project CPA 29th Ave & SE Boulevard  
Project # 12-1015  
Analyst BNG  
Date 2/12/2013  
Peak Hour PM

Legend	
31%	Percentages from ITE Handbook Tables 7.1 and 7.2 or engineering judgment based on project characteristics
475	From LUC Trip Generation Tables
25	User Defined Balance

#### LAND USE A

ITE LUC Size		Total	Internal	External
Enter		0	0	0
Exit		0	0	0
Total		0	0	0
%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Single Use Trip Gen Total 0  
Per Retail Worksheet



#### LAND USE B Office

ITE LUC Size		Total	Internal	External
Enter		27	1	26
Exit		134	27	107
Total		161	28	133
%	100%		17%	83%
Single Use Trip Gen Total		161		

#### LAND USE C Residential

ITE LUC Size		Total	Internal	External
Enter		133	27	106
Exit		78	1	77
Total		211	28	183
%	100%		13%	87%
Single Use Trip Gen Total		211		

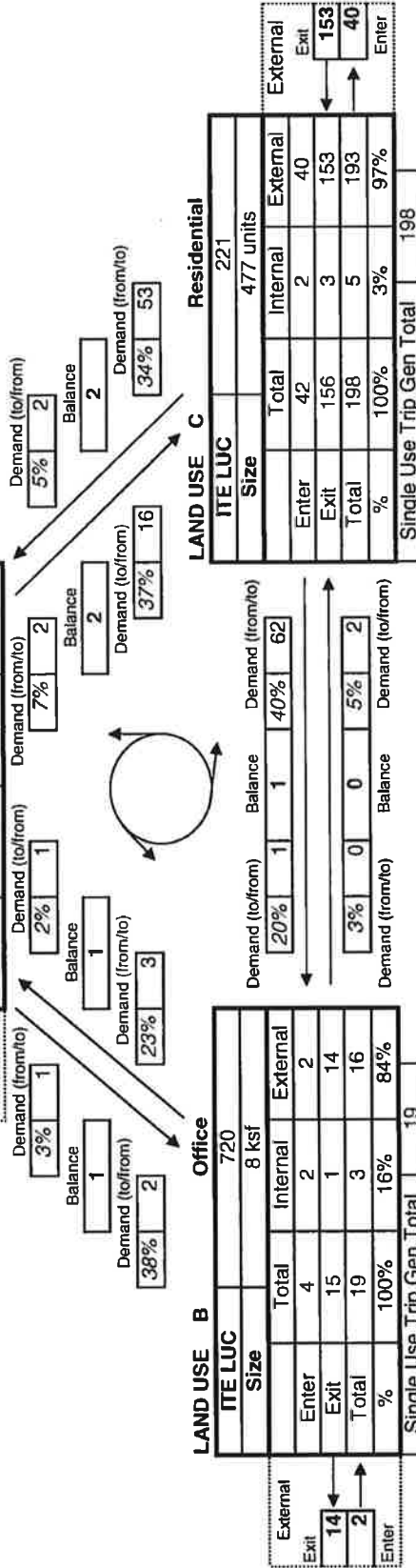
Net External Trips for Multi-Use Development			
	Land Use A	Land Use B	Land Use C
Enter	0	26	106
Exit	0	107	77
Total	0	133	183
Single-use Trip Gen Est.	0	161	211
			372

INTERNAL CAPTURE 15%



Single Use Trip Gen Total	98
---------------------------	----

Per Retail Worksheet



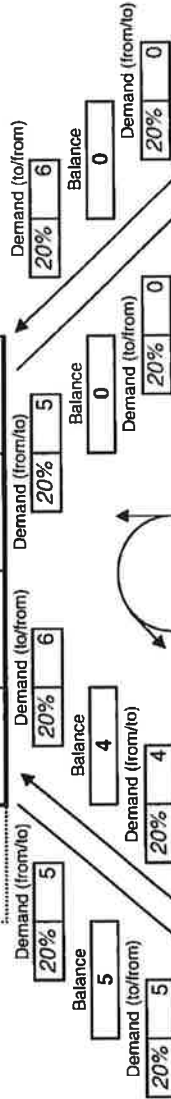
Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	TOTAL
Enter	44	2	40	86
Exit	30	14	153	197
Total	74	16	193	283
Single-use Trip Gen Est.	98	19	198	315
				10% INTERNAL CAPTURE



Whipple Consulting Engineers  
Multi-Use Trip Generation Worksheet  
Project Greenstone - Kendall Yards  
Project # 09-672  
Analyst BNG  
Date 11/2/2009  
Peak Hour AM

Legend	
31%	Percentages from ITE Handbook Tables 7.1 and 7.2 or engineering judgment based on project characteristics
475	From LUC Trip Generation Tables
25	User Defined Balance

LAND USE A Pharmacy			
ITE LUC Size		881 20 ksf	
Enter	Exit	Total	Internal
18	27	31	4
27	5	54	9
%		100%	17%
		83%	



LAND USE B Drive in Bank			
ITE LUC Size		912 3.5 ksf	
Enter	Exit	Total	Internal
15	20	25	5
20	4	19	4
%		100%	20%
		80%	

LAND USE C			
ITE LUC Size			
Enter	Exit	Total	Internal
%		#DIV/0!	#DIV/0!
		#DIV/0!	

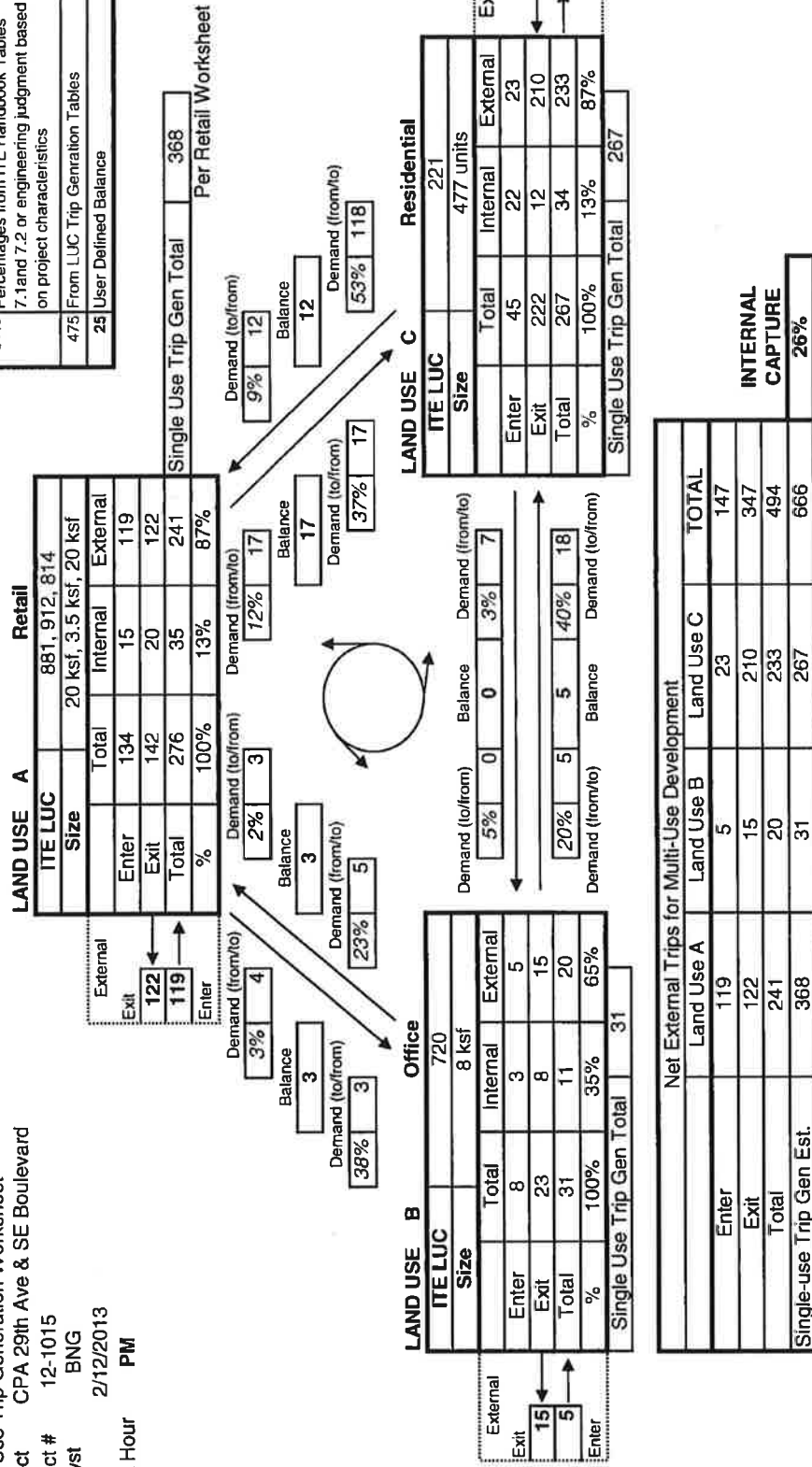
Net External Trips for Multi-Use Development			
	Land Use A	Land Use B	Land Use C
Enter	27	20	0
Exit	18	15	0
Total	45	35	0
Single-use Trip Gen Est.	54	44	0
			98

INTERNAL CAPTURE 18%



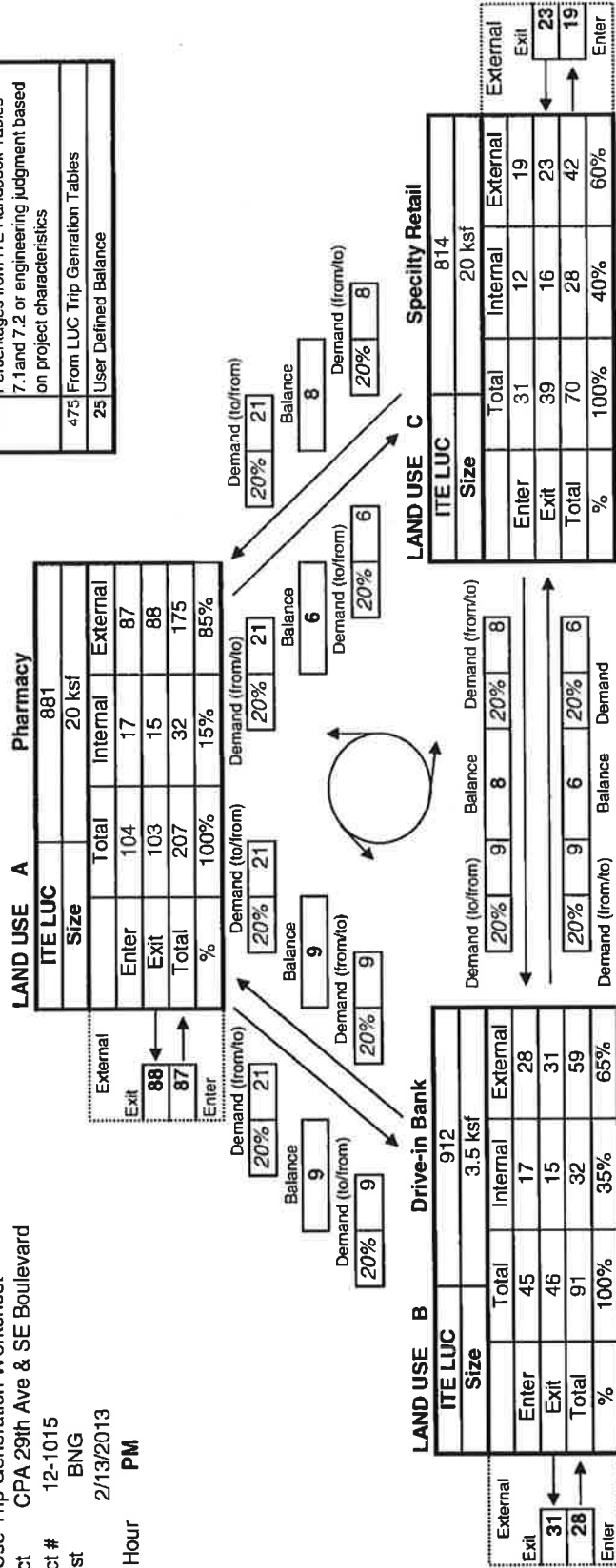
Whipple Consulting Engineers  
 Multi-Use Trip Generation Worksheet  
 Project CPA 29th Ave & SE Boulevard  
 Project # 12-1015  
 Analyst BNG  
 Date 2/12/2013  
 Peak Hour PM

Legend	
37%	Percentages from ITE Handbook Tables 7.1 and 7.2 or engineering judgment based on project characteristics
475	From LUC Trip Generation Tables
25	User Defined Balance





Legend	
31%	Percentages from ITE Handbook Tables 7.1 and 7.2 or engineering judgment based on project characteristics
475	From LUC Trip Generation Tables
25	User Defined Balance



Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	TOTAL
Enter	87	28	19	134
Exit	88	31	23	142
Total	175	59	42	276
Single-use Trip Gen Est.	207	91	70	368
				<b>INTERNAL CAPTURE 25%</b>



Exhibit D

July 29, 2013 MDNS re 2013 Comprehensive Plan Amendment



**SPOKANE ENVIRONMENTAL ORDINANCE**

(WAC 197-11-970)

File # Z1200046-COMP

Mitigated Determination of Nonsignificance (DNS)

**MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"**

**FILE NO(S):** Z1200046-COMP (Sonneland)

**DESCRIPTION OF PROPOSAL:** This proposal is to change the land use map designation of parcels from "Office" and "Residential, 4 to 10 units per acre" to "CC Core" (approximately 9.8 acres in size). If approved, the applicant has requested zoning for all "CC Core" land use designated parcels be Centers & Corridors, Type 2 – District Center (CC2-DC). Maps and documents are available for review at [www.spokaneplanning.org](http://www.spokaneplanning.org).

**PROPONENT:** Sonneland Commercial Properties and 29th Street Investments LLC

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** This proposal is for a total area of roughly 9.8 acres located generally at the southwest corner of 29<sup>th</sup> & Southeast Boulevard. The project is bound on the west by Martin Street. (N ½ Section 33, T 25N, R 43E). A map is available at [www.spokaneplanning.org](http://www.spokaneplanning.org)

**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 if mitigated as stipulated below. 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 MDNS; pursuant to WAC 197-11-350 (1).
- ( ) This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 15 days from the date issued (below). Comments regarding this MDNS must be submitted no later than 5:00 p.m., August 13, 2013, if they are intended to alter the MDNS.

**MITIGATING MEASURES:**

1. Any new intersection/driveway at 29th/Stone (south side of 29th) shall be evaluated at the time of a specific project is proposed to the City for such intersection/driveway. The applicant is advised that a new intersection/driveway at this location may be limited to "right-in, right-out only" in order to maintain the function of 29th Avenue and Southeast Boulevard intersection.
2. The east-west connectivity between Martin Street and Southeast Boulevard, generally in the alignment of E. 30th Ave./E. 31st Ave., shall be addressed either as a part of a development agreement or as a part of a traffic study and mitigation for project specific proposals.

\*\*\*\*\*

**Responsible Official:** Scott R. Chesney, AICP

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

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

**Date Issued:** July 29, 2013

**Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the MDNS. 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.







21200046 COMP

# **ENVIRONMENTAL CHECKLIST**

## **SPOKANE ENVIRONMENTAL ORDINANCE**

### **SECTION 11.10.230(1)**

*Revised May 31, 2013*



## Environmental Checklist

File No. 212000

### 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.

## 2. Name of Applicant:

Stacy A. Bjordahl  
Parsons/Burnett/Bjordahl/Hume LLP



3. Address and phone number of applicant or contact person:

Stacy A. Bjordahl  
Parsons/Burnett/Bjordahl/Hume LLP  
505 W. Riverside, Suite 500  
Spokane WA 99201  
T: (509) 252-5066  
C: (509) 252-5067

A. BACKGROUND

1. Name of proposed project, if applicable:  
Comprehensive Plan Amendment for approximately 30-3 acres of land from Residential 4-10 and Office to Center/Corridor (District Center) for property generally located at SW corner of 29<sup>th</sup> Avenue and SE Boulevard, with implementing zone change to CC-2 and RME.
2. Name of applicant: Stacy A. Bjordahl
3. Address and phone number of applicant or contact person:  
Stacy A. Bjordahl  
Parsons/Burnett/Bjordahl/Hume LLP  
505 W. Riverside, Suite 500  
Spokane WA 99201  
T: (509) 252-5066  
F: (509) 252-5067
4. Date checklist prepared: October 22, 2012 w/ updates on November 21, 2012 and May 31, 2013
5. Agency requesting checklist: City of Spokane, Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): Comprehensive Plan Amendment and rezone: 2013, first phase of development 2013
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Yes. Following the comprehensive plan amendment and rezone approval, the applicant will apply for subdivision approval for the residential portion and building permits for commercial, office and retail uses.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
A wetland investigation and report was prepared by Biology Soil & Water in 2006, which concluded that no wetlands were present on the site. Additional



environmental review will be conducted at the time of development of the actual proposed land uses. Whipple Consulting Engineers prepared Planning Level and Trip Distribution Letter dated April, 2013.

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.

City of Spokane is reviewing other comprehensive plan amendment applications concurrently with this application.

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

City Plan Commission and City Council approval of Comp Plan Amendment.

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.

Proposal includes a Land Use Map change from Office and Residential 4-10 to Center/Corridor (District Center) with implementing zone classification of CC-2 and a Land Use Map change from Residential 4-10 to Residential 15-30 with implementing zone classification of Residential Multi-Family. The site consists of approximately 30.8 acres and will be developed with a mix of residential, retail, commercial and office uses.

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

The subject properties are located south of 29<sup>th</sup> Avenue, west of Southeast Boulevard, east of Pittsburgh-Martin Street and north of 33<sup>rd</sup>-30<sup>th</sup> Avenue extended in Sections 31 and 32, Township 25, Range 43 EWM.

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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.)

The proposed action lies within the City of Spokane and the Aquifer Sensitive Area. City sewer is located within 29<sup>th</sup> Avenue and Southeast Boulevard.

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).  
Stormwater will be handled in accordance with the Spokane City Standards. Design of a stormwater system has not been completed.

- (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?

Unlikely. This is a non-project action. Future site development will incorporate typical uses compatible with CC-2 zone and RMF Zones as outlined in City of Spokane Municipal Code.

- (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.

Future site development will meet all applicable permitting standards for groundwater protection.

- (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?

None anticipated. Future site development will meet all applicable permitting standards for groundwater protection.

b. Stormwater

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

Unknown at this time. A wetland investigation and report prepared by Biology Soil & Water in 2006 for nearby property indicates that the water table in testhole locations varied from 36 inches to five feet below the soil surface.

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

Stormwater will be disposed of in accordance with the Spokane City Guidelines. Design of a stormwater system has not been completed.

TO BE COMPLETED BY APPLICANT

**B. ENVIRONMENTAL ELEMENTS**

Evaluation for  
Agency Use  
Only

**1. Earth**

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:* Generally considered flat, but site does slope from south to north.



- b. What is the steepest slope on the site (approximate percent slope)? Approximately 5 %
- 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 prime farmland. HoB- Hesseltn Silt Loam; HvC Hesseltn very rocky complex; NcA Narcisse silt loam. None are prime soils.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: This is a non-project action, thus specifics are unknown at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Based on soils and slope, erosion is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This is a non-project action, thus specifics are unknown at this time
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Conformance with Spokane erosion control standards.

Evaluation for  
Agency Use  
Only

## 2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Unknown at this time, but expect auto emissions and some dust during construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, other than auto emissions.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Conformance to all applicable local, state, and federal emission control requirements.

Evaluation for  
Agency Use  
Only



### 3. Water

#### a. SURFACE:

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

No. City Wetland Inventory Maps indicate the presence of wetlands on portions of the site; however a field verification was completed in 2006 when a wetland investigation and report was prepared by Biology Soil & Water, which concluded that no wetlands were present on the site. A DNR fish bearing stream is also identified in the same area as the wetlands; however, the property owner has observed no wetlands, nor a stream or fish; therefore, the map appear to be in error. The property owner will have the stream designation removed prior to development of the site.

- (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.

No.

- (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.

Not applicable.

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

No.

- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.

Not applicable.

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

No.

Evaluation for  
Agency Use  
Only



b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.  
No.
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.  
None.

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.  
The only runoff anticipated at this time is stormwater. Quantities and design are unknown at this time.
- (2) Could waste materials enter ground or surface waters? If so, generally describe.  
No. The project will be on public sewer and there are no surface waters nearby.
- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.  
Conformance to all applicable design standards and requirements.

4. Plants

a. Check or circle 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
- ☐ Wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other.
- ☐ Water plants: water lily, eelgrass, milfoil, other.
- ☒ Other types of vegetation. (Ornamental)

Evaluation for  
Agency Use  
Only



The 2006 report by Biology Soil and Water indicates that in 2006 the following vegetation was observed: aspen trees, reed canary grass, snowberry, wild rose and quack grass.

- b. What kind and amount of vegetation will be removed or altered? Unknown at this time.
- c. List threatened or endangered species known to be on or near the site. None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Unknown at this time. All future landscaping will be designed and installed in accordance with the Spokane City Zoning Code.

#### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:  
birds: hawk, heron, eagle, songbirds, other: mammals:  
cows, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_  
other: \_\_\_\_\_
- b. List any threatened or endangered species known to be on or near the site.  
None Known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife if any: Unknown at this time.

Evaluation for  
Agency Use  
Only

#### 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  
Electricity and natural gas will be used.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
Applicant is unaware of any solar energy used by adjacent properties, thus no impacts are anticipated.



- 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:

Project will comply with State Energy Code.

## 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.

Not likely based on the type of land uses allowed in the CC-2 and RMF-zones.

- (1) Describe special emergency services that might be required.  
Services will be typical for uses associated with CC-2 and RMF-Zones.

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

Not applicable.

## b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
There is noise associated with the traffic along 29<sup>th</sup> Avenue and Southeast Boulevard but it is not expected to impact any future project.

- (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.

Construction traffic and equipment noise are anticipated during construction. Long-term noise will be typical of commercial, retail and residential uses.

- (3) Proposed measure to reduce or control noise impacts, if any:  
Conformance with all applicable noise standards. Specific mitigation, if necessary, is unknown at this time. Construction activities will be limited to daytime hours.

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
Portion of site is developed with office uses and two single family homes. The remainder is undeveloped. The

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adjacent properties are developed with assisted living/retirement units, office and residential uses.

- b. Has the site been used for agriculture? If so, describe.  
No.
- c. Describe any structures on the site.  
Two single family residences; offices.
- d. Will any structures be demolished? If so, which?  
Yes- existing single family homes.
- e. What is the current zoning classification of the site? Office  
Office Retail and Residential Single Family.
- f. What is the current comprehensive plan designation of the site? Office and Residential 4-10
- g. If applicable, what is the current shoreline master program designation of the site?  
Not applicable.
- h. Has any part of the site been classified as a critical area? If so, specify.  
No.
- i. Approximately how many people would reside or work in the completed project?  
This is a non-project action, thus specifics are unknown at this time.
- j. Approximately how many people would the completed project displace? 2-6
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Compliance with all applicable development standards.

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## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
This is a non-project action, thus specifics are unknown at this time.

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- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.  
2 low/middle income single family homes.
- c. Proposed measures to reduce or control housing impacts, if any:  
None.

#### 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?  
This is a non-project action, thus specifics are unknown at this time. All buildings will comply with the maximum building height limitation of the underlying zone.
- b. What views in the immediate vicinity would be altered or obstructed?  
Views of the subject property will be altered from undeveloped to developed condition.
- c. Proposed measures to reduce or control aesthetic impacts, if any The property owner intends to retain as much of the existing vegetation as practical based on future land uses and infrastructure. Landscaping, building setbacks, and maximum building height will be in accordance with the Spokane City Zoning Code.

#### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
There will be exterior lighting during non-daylight hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? None anticipated.
- c. What existing off-site sources of light or glare may affect your proposal? None.

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- d. Proposed measures to reduce or control light and glare impacts, if any: Unknown at this time. All lighting will be shielded and directed in accordance with the Spokane Municipal Code.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
South Sports Complex is located to the south; open space/fields at area public schools; Upper Lincoln Park and Thornton Murphy Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No. There are no existing recreational uses on the property.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
Not applicable.

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None known.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
None.
- c. Proposed measures to reduce or control impacts, if any:  
Not applicable.

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## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. 29<sup>th</sup> Avenue and SE Boulevard are located adjacent to the site. These streets are designated arterials. Access to these streets will be



provided from existing and new driveways and/or public streets which will intersect with these arterials.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes. Spokane Transit Authority (STA) currently provides regular service to the area. An STA park and ride lot is located east of Southeast Boulevard.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
Parking will be developed according to City Code. No parking will be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). Yes. Public streets will be extended to serve the development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.  
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.  
This is a non-project action, thus specifics are unknown at this time.

Current PM peak\_\_\_\_; AM Peak\_\_\_\_; Weekday\_\_\_\_\_.

- g. Proposed measures to reduce or control transportation impacts, if any: Unknown at this time, as mitigation will be based on the specific uses proposed, during the building permit and SEPA review process.

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
There will be minimal impact. The property is currently served by City fire, police, and public schools. Future needs will be based upon land uses that are developed on the site.
- b. Proposed measures to reduce or control direct impacts on public services, if any:

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Transportation mitigation may be required based on traffic volumes generated. Property taxes, revenue and user fees from the commercial, business and/or mixed-use development will offset other impacts on public services.

**16. Utilities**

- a. Circle 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.  
All utilities are available. Water and sewer will be provided by the City of Spokane. Electricity and natural gas will be provided by Avista.



**C. SIGNATURE**

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

Date: May 31 2013 Signature: [Signature]

**Please Print or Type:**

Proponent: Stacy A. Bjordahl Address: 505 W. Riverside, Suite 500

Phone: (509) 252-5066 Spokane, WA 99201

Person completing form (if different from proponent):

SAME

Address:

Phone:

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: [Signature]

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

- ☐ A. there are no probable significant adverse impacts and recommends a Determination of Non-significance.
- ☒ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.



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

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

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

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

No significant increase in discharge anticipated.

Proposed measures to avoid or reduce such increases are:

Compliance with applicable discharge standards.

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

NA-Not applicable. This is a non-project action; however, it is noted that site vegetation will be removed as necessary to accommodate urban development.

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

NA- Not applicable.

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

NA-Not applicable.

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

Compliance with energy codes.



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?

NA-Not applicable. This is a Non-Project Action. It is noted that City Wetland Inventory Maps indicate the presence of wetlands on portions of the site; however a field verification was completed in 2006 when a wetland investigation and report was prepared by Biology Soil & Water, which concluded that no wetlands were present on the site. A DNR fish bearing stream is also identified in the same area as the wetlands; however, the property owner has observed no wetlands, nor a stream or fish; therefore, the map appear to be in error. The property owner will have the stream designation removed prior to development of the site.

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

NA-Not applicable.

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?

NA-not applicable.

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

NA-Not applicable.

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

Traffic impacts will be studied at the time of development and mitigated as appropriate. Other public services and utilities will be utilized. The area is planned for urban growth and utilities should be sized to handle additional demands as the property is developed.

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

Compliance with applicable codes and standards.

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

No conflicts are anticipated.



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 Non-significance that it might issue in reliance upon this checklist.

Date: May 31, 2013

Signature: 

Please Print or Type:

Proponent: Stacy A. Bjordahl

Address: 505 W. Riverside, Suite 500

Phone: (509) 252-5066

Spokane, WA 99201

Person completing form (if different from proponent):

SAME

Address:

Phone:

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: 

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

- A. ☐ there are no probable significant adverse impacts and recommends a Determination of Non-significance.
- B. ☒ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- C. ☐ there are probable significant adverse environmental impacts and recommends a Determination of Significance.



