



DESCRIPTION OF PROPOSAL:

The Hamilton Form Based Subarea Plan falls into two actions: (1) Comprehensive Plan Amendment to Land Use Plan Map. The Affected geographic area will be amended from R 4-10 to CC Transition and from Institutional to CC Transition. (2) Amending Spokane Municipal Code Title 17C Land Use Standards by adopting a new chapter 17C.XXX Form Based Code and amending supporting chapters of the Spokane Municipal Code. Amending the Zoning Map; replacing CC1, CC2, RSF, and RTF zones with CA1, CA2, CA3, and CA4 Form Based Code Zoning Categories. See <https://beta.spokanecity.org/projects/logan/> for full documentation

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

Please see Aerial Map of Project Boundary, Exhibit 6 at: <https://beta.spokanecity.org/projects/logan/>

APPLICANT:

Name: City of Spokane Planning & Development Services

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

Phone (home):

Phone (work): 509-625-6300

Email address: bborisov@spokanecity.org

PROPERTY OWNER:

Name:

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name:

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

Please see Project Parcel Numbers, Exhibit 7 at: <https://beta.spokanecity.org/projects/logan/>

LEGAL DESCRIPTION OF SITE:

Please see Aerial Map of Project Boundary, Exhibit 6 at: <https://beta.spokanecity.org/projects/logan/>

SIZE OF PROPERTY:

Approximately 37.6 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Not applicable



DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

Comprehensive Plan Text Change

Regulatory Code Text Change



Land Use Designation Change



Area-wide Rezone

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

1. General Questions (for all proposals):

a. Describe the nature of the proposed amendment and explain why the change is necessary.

In July, 2012 the Logan Neighborhood Stakeholder Team with the City of Spokane Planning Department began a public planning and engagement process for the preparation of a form-based model zoning code for a segment of Hamilton Street corridor generally from Desmet Avenue on the south to a block and a half north of Augusta Avenue. The Form Based Code is a plug-in set of regulations, replacing existing zoning and design guidelines within the affected geographical area. This change is necessary as it is designed to foster an economically vibrant, walkable, mixed-use environment along the Hamilton Street corridor within the boundaries of code limits. The entire project area is approximately 37.6 acres.

This proposal is to change the underlying land use categories within the project boundary:

- 1. Hamilton Form Based Code Subarea Plan:** Comprehensive Plan Amendment to Land Use Plan Map. The Land Use designations of the affected geographic area will be amended from R 4-10 to CC Transition and from Institutional to CC Transition. (See Exhibit 2: Existing Land Use Map and Exhibit 3: Proposed Land Use Plan Map).

See Exhibit 6, Aerial Map of Project Boundary for an overview of entire affected geographic area. Corresponding documents can be found at:

<https://beta.spokanecity.org/projects/logan>.

2.

a. How will the proposed change provide a substantial benefit to the public?

This code regulates land development by setting careful and coherent controls on building form, coupled with performance-based parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces, including a healthy mix of uses and achieve a development pattern that is more consistent with the intent of the underlying comprehensive plan policies for this area.

b. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

The proposal is consistent with the Comprehensive plan as it implements the centers and corridors goals and policies and land use map designations of the comprehensive plan.

The proposal supports the following polices of the Comprehensive Plan:

Land Use

1. **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*

The Hamilton Form Based Code Subarea Plan promotes a street environment for pedestrians by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots are placed to the side or the back of buildings.

2. **LU 4.2 Land Uses that support travel options:** *Provide a compatible mix of housing and commercial uses in neighborhood centers, districts centers, employment centers, and corridors.*

The Form Based Code Subarea Plan promotes compatible mix of housing and commercial uses along the corridor and into the transition zones between the corridor and surrounding neighborhood. This provides opportunities for people to walk to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents.

3. LU 4.4 Connections: *Design residential, commercial, and industrial development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.*

By promoting a vibrant public realm, the proposal takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.

4. LU 7.1 Regulatory Structure: *Develop a land use regulatory structure that utilizes creative mechanisms to promote development that provides a public benefit.*

The proposal regulates land development by setting careful and coherent controls on building form, coupled with performance-based parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces and a healthy mix of uses. This regulatory structure utilizes creative mechanisms to promote development that provides a public benefit.

5. LU 7.4 Sub-Area Planning Framework: *Use the Comprehensive Plan overall guidance and undertake more detailed sub-area and neighborhood planning in order to provide a forum for confronting and reconciling issues and empowering neighborhoods to solve problems collectively*

The proposal is a detailed sub-area neighborhood planning process that provides a forum to confront and reconcile issues by empowering the neighborhood to solve problems collectively. The Logan Neighborhood Stakeholder Team has been working on the preparation of the form-based model zoning code since 2012.

Transportation

6. TR 3.1 Transportation and Development Patterns: *Use the City's transportation system and infrastructure to support desired land uses and development patterns, especially to reduce sprawl and encourage development in urban areas.*
7. TR 3.4 Increased Residential Densities: *Increase residential densities, as indicated in the land use element of the City of Spokane's Comprehensive Plan, to support the efficient functioning of transit and mass transit.*

The proposal allows for increased residential density to support efficient functioning of transit.

- c. **Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.**

This proposal is consistent with the planning goals of the Growth Management Act (RCW 36.70A.020):

1. RCW 36.70A020 (1) urban growth: The proposal encourages development in an urban area where adequate public facilities and services exist.
2. RCW 36.70A020 (2) reduce sprawl: Regulating land development through careful and coherent controls on building form, coupled with performance-based parameters relative to building use and density can help reduce sprawl.
3. RCW 36.70A020 (3) Housing: This proposal allows for a greater mix of uses, promoting a variety of residential densities and housing types.
4. RCW 36.70A020 (11) citizen participation and coordination: The proposal was developed through a neighborhood planning process through citizen participation and coordination with the City of Spokane.

d. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

This proposal is consistent with the CWPP. The policies of the CWPP direct growth to urban areas where services and utilities exist.

e. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?

No.

f. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

Yes. This proposal will require the following change to development regulations:

1. Amending Spokane Municipal Code Title 17C Land Use Standards by adopting a new chapter 17C.XXX Form Based Code (See Exhibit 1: 17C.XXX Form Based Code Draft at: <https://beta.spokanecity.org/projects/logan>). Amending SMC 17C.200 Landscaping & Screening; and SMC 17C.230 Parking & Loading; and 17A.020.010 Definitions. Amending the City of Spokane Zoning Map and replacing CC1, CC2, RSF, and RTF zones with CA1, CA2, CA3, and

CA4 Form Based Code Zoning Categories (See Exhibit 4: Existing Zoning and Exhibit 5: Proposed Zoning)

See Exhibit 6, Aerial Map of Project Boundary for an overview of entire affected geographic area.

All exhibits can and supporting documents can be found at:
<https://beta.spokanecity.org/projects/logan>

- g. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.**

This proposal does not modify the Urban Growth Area boundary.

3. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with strikeouts.**

This proposal does not call for a text change.

- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.**

This proposal does not call for a text change.

4. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.**

See Exhibit 7: Aerial Map with Parcel Numbers at:
<https://beta.spokanecity.org/projects/logan>

- b. What is the current land use designation?**

The current land use designations within the project boundary include CC Core, Residential 4-10, and Institutional (See Exhibit 2: Existing Land Use Map and Exhibit.)

- c. What is the requested land use designation?**

The CC Core will not be changed. This proposal amends Residential 4-10 and Institutional land use designations to CC transition (See Exhibit 3: Proposed Land Use Plan Map).

- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/ occupied, etc.).**

The land uses surrounding the proposed project boundary include Residential 4-10, Residential 10-20, Institutional, and General Commercial.