



2023/2024 Comprehensive Plan Amendments

STAFF REPORT FOR FILE Z23-474COMP (MISSION & SINTO)

Department of Neighborhood and Planning Services

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

I. PROPERTY SUMMARY

Parcel(s):	35162.0110, 35162.0111, 35162.0121, & 35162.0122 (Original application) 35162.0105 (City expansion)
Address(es):	2002, 2012, and 2018 E. Mission Ave.; 2007 E. Sinto Ave. (Original application) 2028 E. Mission Ave (City expansion)
Property Size:	1.33 Acres (Original application) 0.23 Acres (City expansion)
Legal Description:	Multiple – see Exhibit J
General Location:	South of E Mission Ave between N Napa St and N Crestline St
Current Use:	Commercial building/emergency shelter (35162.0121), single-unit homes (35162.0122, 35162.0111, and 35162.0105), and a parking lot (35162.0110)

II. APPLICANT SUMMARY

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

Applicant:	Joe Ader, Family Promise of Spokane
Property Owner:	Family Promise of Spokane (35162.0110, 35162.0111, 35162.0121, and 35162.0122)

The private application was converted to a city-sponsored application by City Council, with a city-sponsored expansion. The representative below is acting for all portions of the application. The property information regards the one property added by the City:

Representative:	Brandon Whitmarsh, Planning & Economic Development, City of Spokane
Expansion Property Owner:	Kathleen Kendall (35162.0105)

III. PROPOSAL SUMMARY

Current Land Use Designation:	Mini Center and Residential Low
Proposed Land Use Designation:	Mini Center and Office
Current Zoning:	Neighborhood Retail (NR-35) and R1
Proposed Zoning:	Neighborhood Retail (NR-40) and Office Retail (OR – 40)
SEPA Status:	A SEPA threshold determination of Non-Significance (DNS) was made on September 16, 2024. The appeal deadline is 5:00 PM on October 8, 2024.
Plan Commission Hearing Date:	October 9, 2024
Staff Contact:	Brandon Whitmarsh, Planner I, bwhitmarsh@spokanecity.org
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asked the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from Mini Center and Residential Low to Mini Center and Office and zoning designation (Official Zoning Map of the City of Spokane) from Neighborhood Retail (NR-35) and R1 to Neighborhood Retail (NR-40) and Office Retail (OR-40) for four parcels located in the Chief Garry Park Neighborhood.

While this proposal began as a private application submitted by Family Promise of Spokane (the property owner), City Council converted this application to a city-sponsored proposal at the same time they established the Comprehensive Plan Amendment Work Program for 2024. Accordingly, while this application includes an applicant and application materials (see **Exhibit F**), the proposal is now functionally a proposal of the City of Spokane.

Also during the threshold review process, City Council added one additional property to the proposal. The additional parcel is also designated Residential Low and zoned R1, consistent with the majority of the parcels from the original application. No specific development is proposed on the original properties or additional property at this time. Rather, City Council included it in the application to consider making the entire block face conform with similar land use designation and zoning.

- 2. Site Description and Physical Conditions:** The original application sites contain a commercial building, two single-unit dwellings, and a parking lot which are used collectively by the original applicant as an emergency shelter and office space. The lots are generally flat with vegetation consistent with urban residential development with a mix of trees, smaller vegetation, and lawns. The parcel added by City Council also contains a single-unit home on a flat lot with a large tree and a grass lawn.
- 3. Property Ownership:** The original proposal area is entirely owned by Family Promise of Spokane. The parcel added to the proposal by City Council is owned by Kathleen Kendall (35162.0105). City staff spoke with Ms. Kendall regarding her property's inclusion in the proposal. She was originally

supportive of the proposal, but has grown apprehensive, citing loss of privacy, property value impacts, and safety concerns, though no official public comment was received from Ms. Kendall on the proposal.

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

Boundary	Land Use	Zone	Use
North	Residential Low and Mini Center	R1 and NR -35	Single-unit homes and a gas station
East	Residential Low	R1	Single-unit homes
South	Residential Low	R1	Single-unit homes
West	Residential Low and Mini Center	R1 and NR -35	Single-unit homes and a mini mart

For an aerial view, see **Exhibit A**.

5. **Street Class Designations:** E Mission Ave is classified as an Urban Principal Arterial. N Napa St, E Sinto Ave, and N Crestline St are all classified as Urban Local Access.
6. **Current Land Use Designation and History:** As shown in **Exhibit B**, the current land use plan map designation of the original application and expansion area includes Residential Low and Mini Center. The land use plan map designation has remained unchanged since the City's adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
7. **Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to Mini Center and Office. The only portion to be designated Mini Center is the remaining portion of parcel 35162.0121 that became split zoned as the result of a Boundary Line Adjustment in 2022 (Z21-109BLA), bringing the entire parcel into the same land use and zoning designation.
8. **Current Zoning and History:** As shown in **Exhibit C**, the current zoning of the original application parcels and expansion parcel is a mix of Neighborhood Retail (NR-35) and R1. The proposal parcels have been classified the same since the adoption of the current zoning map. The historical zoning, prior to 2006, is shown in the table below.

Year	Zone	Description
1958	Class I and Class III	Residential District and Local Business District zones.
1975	R2 and B1	Two-Family Residence and Local Business zones.
After 1975, Prior to 2006	R2 and NR	Two-Family Residence and neighborhood serving business zones.

9. **Proposed Zoning:** As shown in **Exhibit C**, the proposal seeks to amend the Neighborhood Retail (NR-35) zoning to Neighborhood Retail (NR-40), increasing the buildable height by five feet, and from R1

zoning to Office Retail (OR-40). The parcel with the proposed NR-40 zoning designation would ensure that the entire parcel has one zoning designation, eliminating it’s current split-zoned state.

V. APPLICATION PROCESS AND PUBLIC COMMENT

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

Application Submitted	October 31, 2023
Threshold Application Certified Complete	November 30, 2023
Council Threshold Subcommittee Established ¹	January 22, 2024
Council Threshold Subcommittee Met	February 9, 2024
Annual Work Program Set ²	March 25, 2024
Agency/Department Comment Period Ended	May 21, 2024
Notice of Application Posted	June 10, 2024
Plan Commission Workshop	June 26, 2024
60-Day Public Comment Period Ended	August 9, 2024
SEPA Determination Issued	September 16, 2024
Notice of Public Hearing Posted	September 25, 2024
Plan Commission Hearing Date (Scheduled)	October 9, 2024

2. Agency Comments Received: During the agency comment period, comments were received from the Spokane Tribe regarding inadvertent discovery as well as STA regarding coordination of future construction on the site. A letter of support for the proposal was also received from the Chief Garry Park Neighborhood Council. Agency comments can be found in full in **Exhibit I**.

3. Public Comments Received: A Notice of Application was issued for the proposal on June 10, 2024, initiating a public comment period that ended August 9, 2024. No comments were received by the City during the public comment period.

4. Public Workshop: A public workshop with the Spokane Plan Commission was held on June 26, 2024, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. No public comment was taken.

VI. APPLICATION REVIEW AND ANALYSIS

1. Guiding Principles: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

¹Spokane City Council Resolution 2024-0002

²Spokane City Council Resolution 2024-0029

- A. Keep the comprehensive plan alive and responsive to the community.
 - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
 - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
 - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
 - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically, and socially sustainable manner.
 - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the Plan Commission making a recommendation on a proposal, and by the City Council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

- A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

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

The proposal satisfies this criterion.

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

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

The proposal satisfies this criterion.

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

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject properties are already served by water, sewer, bus rapid transit service, and adjacent existing City streets. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020. Accordingly, there are no known infrastructure implications of this proposal.

The proposal satisfies this criterion.

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

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

The proposal satisfies this criterion.

E. Internal Consistency:

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

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

- *Development Regulations.* As a non-project proposal, there are no specific plans for development of these sites. Additionally, any future development will be required to be consistent with the current development regulations at the time of application submittal. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and concurrent zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.
- *Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.
- *Neighborhood Planning Documents Adopted after 2001.* As adopted by City Council in 2017 via Resolution 2017-0056, the Chief Garry Park neighborhood updated its 20-year vision with the Chief Garry Park Neighborhood Action Plan. Goal 1 of the Action Plan specifically identifies support for mixed use

development within the activity center at the intersection of Napa and Mission. The Action Plan also identifies support for the integration of transportation and supportive land uses surrounding City Line stations on Mission Ave. Finally, the plan identifies a category of priority projects focused on retail and activity centers like the intersection of Napa and Mission, calling out that expansion of mixed use in these areas may require changes to the Comprehensive Plan policies and City regulations. Accordingly, this proposal is consistent with, and works to implement, the Chief Garry Park Neighborhood Action Plan.

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

The proposal satisfies this criterion.

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

Staff Analysis: The proposal is generally consistent with current comprehensive plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary.

The proposal satisfies this criterion.

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

Staff Analysis: The proposed change in land use designation affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. Additionally, the proposal will expand mixed-use development capacity at a City Line station, supporting STA's investment in bus rapid transit service along E Mission Ave.

The proposal satisfies this criterion.

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

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*

2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

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

The proposal satisfies this criterion.

H. SEPA: *SEPA³ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors 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 to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist (see **Exhibit G**), written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on September 16, 2024 (**Exhibit H**).

The proposal satisfies this criterion.

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

Staff Analysis: The proposal would change the land-use designation of a predominantly developed area served by public facilities and services. To ensure that this proposal would not adversely affect the provision of public facilities, either existing or planned, the proposal was routed to City departments for review early in the application process. No comments were

³ State Environmental Protection Act

received from those departments that adverse impacts on our systems or facilities would occur. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in policy CFU 2.2.

The proposal satisfies this criterion.

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

Staff Analysis: The proposal does not include an expansion to the UGA.

This criterion does not apply.

K. Demonstration of Need:

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

Staff Analysis: The proposal does not include a policy adjustment nor is one required.

This criterion does not apply.

- 2. Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*
 - a.** *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: The proposal seeks to designate a few properties for possible future mixed-use development through the Mini-Center and Office Land Use Plan Map Designations. When considering the locational requirements of the Comprehensive Plan, there are three specific policies that guide this proposal: LU 1.7 Neighborhood Mini-Centers, LU 1.5 Office Uses, and LU 4.6 Transit-Supported Development.

Comprehensive Plan Policy LU 1.7, Neighborhood Mini-Centers, which guides the designation of Mini-Centers, states:

The Neighborhood Mini-Center designation recognizes the existence of small neighborhood-serving businesses in locations that are two to five acres in size that lie outside Centers and Corridors designated on the Land Use Plan Map... Consequently, the Mini-Center designation limits mixed-

use development to the boundaries of the existing Mini-Center designation.⁴ (Full text in **Exhibit E**)

This policy articulates that the Mini-Center designation is intended to be applied to existing businesses at the time of the designation and is not intended to expand beyond the original designation extent. The parcel at the corner of E Mission Ave and N Napa St, which is home to the offices of Family Promise, is designated primarily Mini-Center with a sliver of the parcel designated Residential Low. The sliver of Residential Low is an artifact of a recent boundary line adjustment (Z21-109BLA), which expanded the parcel, but did not change the land use or zoning boundaries. With the existing neighborhood-serving commercial use on the property, the proposal aims to designate the remainder of the parcel as Mini-Center. This minimal expansion ensures consistency of land use and zoning designations for the parcel, while also respecting the intended extent of the Neighborhood Mini-Center designation when it was established.

Additionally, the proposal seeks to designate the remaining parcels as Office. Comprehensive Plan Policy LU 1.5, Office Uses, states that new Office uses should be directed toward Centers and Corridors.⁵ However, the Policy does also recognize that the Office designation serves as a transitional land use between higher intensity commercial uses and residential uses.

The proposal area is situated between the more intense Mini-Center designation to the west and Residential Low areas to the east and south, offering an opportunity to use Office as a transitional land use and buffer the more intense uses of the Mini-Center. The Policy's discussion additionally states that "arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use." While three of the properties included in this proposal have single-unit residences, it is also important to recognize the pattern of commercial uses present along E Mission Ave to the west of the proposal. With predominantly commercial frontage to the west of the proposal area, this proposal could be seen as an expansion of existing mixed-use development potential along E Mission Ave that is intended to be more compatible with the surrounding residential uses, rather than a 'disruption' of the residential uses.

Finally, the proposal relates to Policy LU 4.6, Transit-Supported Development. The City Line Bus Rapid Transit Line, which opened in the Summer of 2023, provides 7.5-minute peak time bus service along E Mission Ave. Policy LU 4.6, Transit-Supported Development, states:

⁴ Shaping Spokane, the Comprehensive Plan for the City of Spokane, page 3-12.

⁵ Ibid., page 3-10.

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.⁶

The City Line stations directly adjacent to the proposal area are served by the City's highest performance transit line in operation. Minimal expansion of Office uses onto a few parcels which contain single-unit homes opens the door to future development that could effectively contribute to transit ridership and the accessibility of goods and services for both residents of the proposal sites and the community as a whole.

Considering the policies above collectively, the proposal is in conformance with the locational requirements of the Comprehensive Plan.

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

Staff Analysis: The properties are flat and urban in current development pattern and exhibit adequate access to public services. The properties are situated on major arterials E Mission Ave and N Napa St with adjacent STA bus rapid transit service and have access to all major utilities. There is no indication that the proposal properties would not be able to support development under the proposed land use and zoning.

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

Staff Analysis: See the discussion under E.1 and K.2 above. This proposal serves to implement the envisioned expansion of mixed-use land use and zoning designations at the arterial intersection of E Mission Ave and N Napa St, which was called for in the recent Neighborhood Action Plan as a priority that would likely need a Comprehensive Plan Amendment to accomplish. This proposal also establishes a transition between the higher intensity commercial uses and residential uses along Mission Ave through the Office designation while recognizing STA's investment in the City Line and supporting transit ridership and access to goods and services.

As with most proposals, not every Comprehensive Plan Policy applies directly to the specifics of this proposal, but the intended outcomes of the Comprehensive Plan Policies and the goals outlined in the Chief Garry Park Neighborhood Action Plan, when viewed holistically, appear to be achieved with this proposal.

The proposal satisfies this criterion.

3. Rezones, Land Use Plan Amendment: *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and*

⁶ Ibid., page 3-28

zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

Staff Analysis: If this proposal is adopted by City Council, changes to the Land Use Plan Map in the Comprehensive Plan and the Zoning Map will occur concurrently, ensuring consistency between the Comprehensive Plan and applicable development regulations.

The proposal satisfies this criterion.

VII. CONCLUSION

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

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

VIII. STAFF RECOMMENDATION

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

IX. LIST OF EXHIBITS

- A. Aerial Photos
- B. Existing and Proposed Land Use Plan Map
- C. Existing and Proposed Zoning Map
- D. Application Notification Area
- E. List of Relevant Comp Plan Policies
- F. Application Materials
- G. SEPA Checklist
- H. SEPA Determination of Non-Significance
- I. Agency Comments
- J. Legal Description of Proposal Area



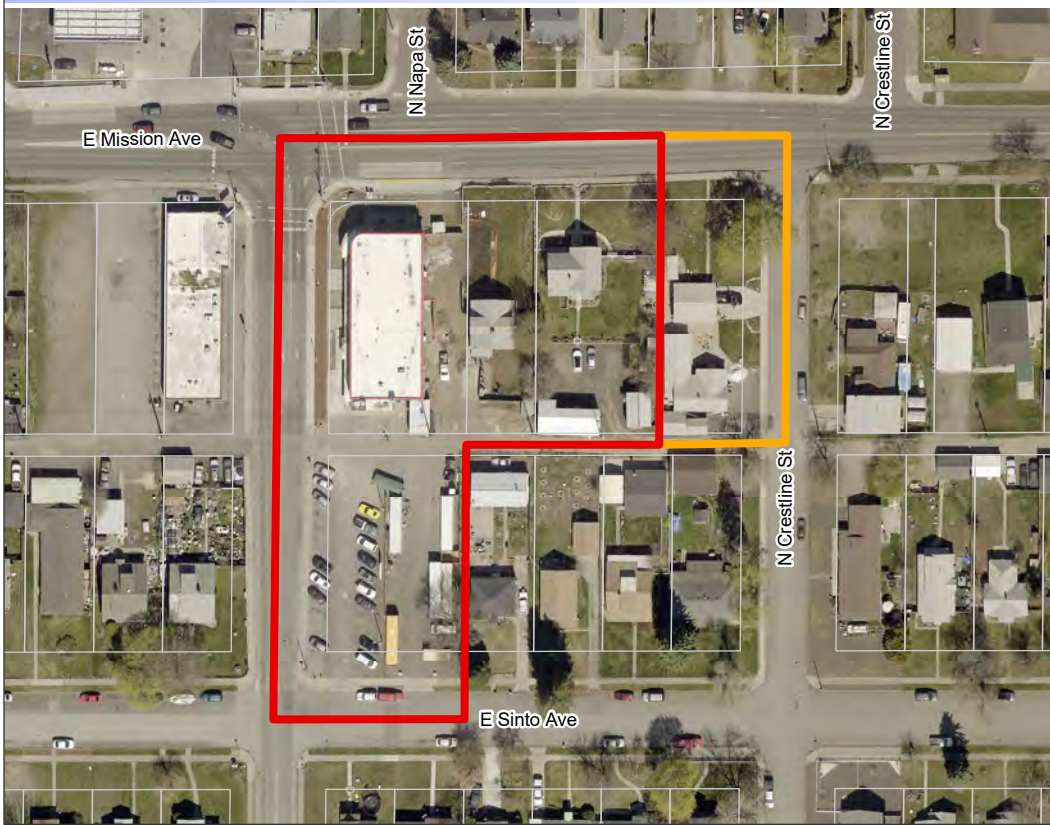
Exhibit A: Aerial Photos



Department of Planning & Economic Development



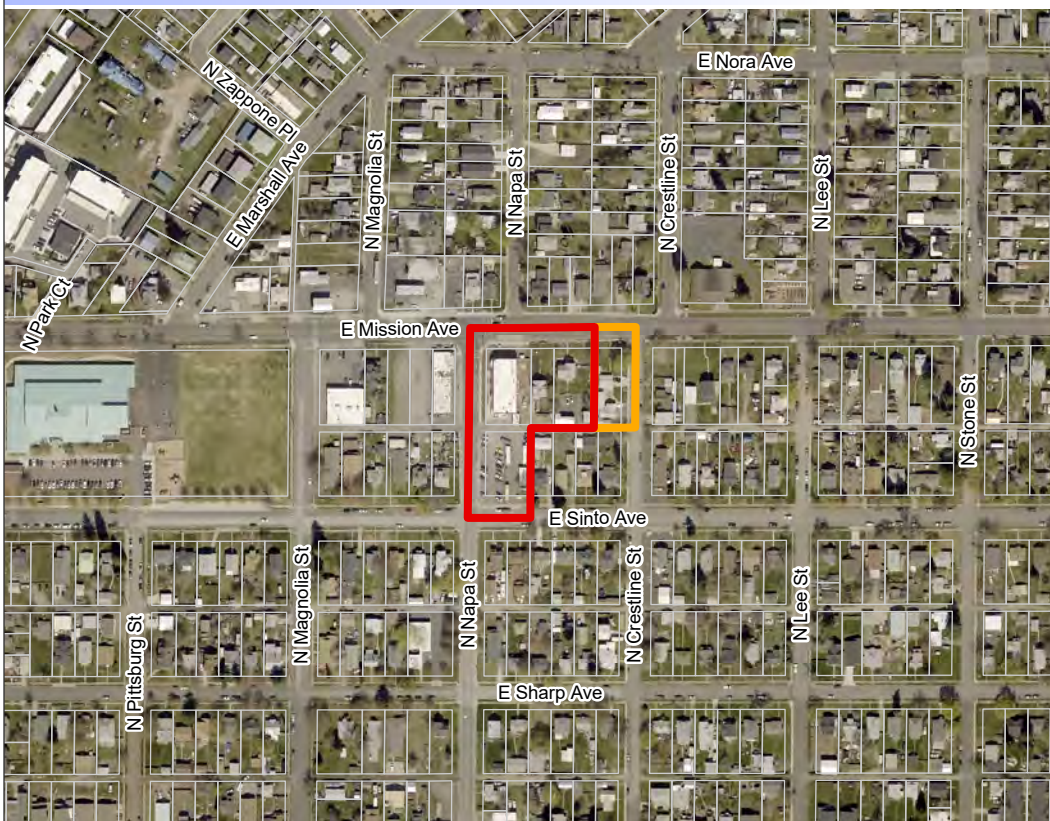
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Detailed Aerial Photo (2022)



-  Proposal Area
-  City-Added Areas

Wide Area Aerial Photo (2022)



Applicant: City of Spokane
Parcels: 35162.0105
 35162.0110
 35162.0111
 35162.0121
 35162.0122
Size: 1.5 acres
 (Size is Approximate)

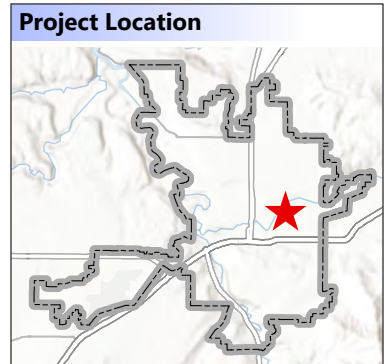




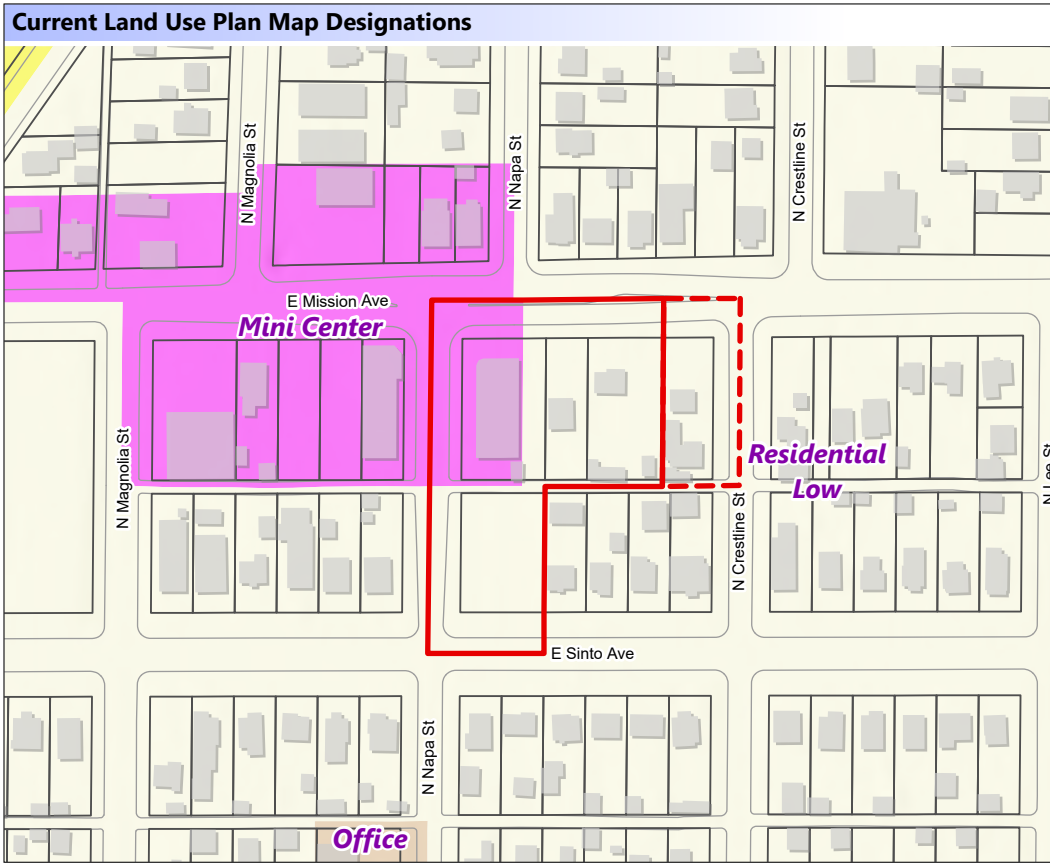
Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development

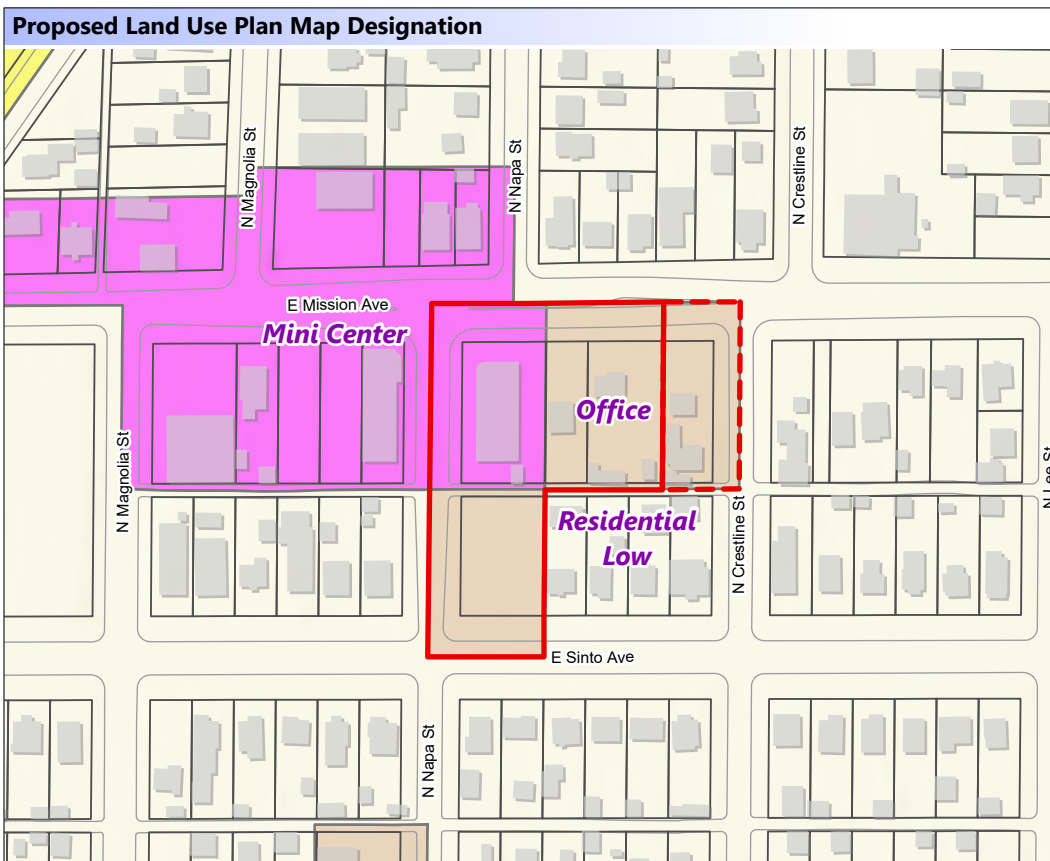


Draw Date: 3/27/2024

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- Project Area
- Expanded Area
- Parcel
- Buildings
- Curb Line



Applicant: City of Spokane
Parcels: 35162.0105
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 35162.0111
 35162.0121
 35162.0122
Size: 1.5 acres
 (Size is Approximate)

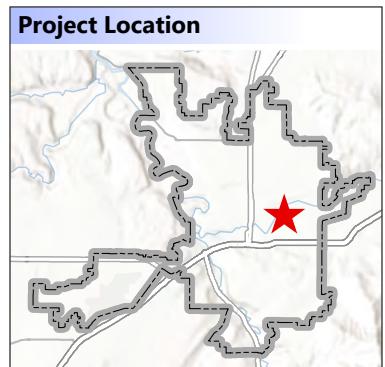
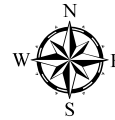




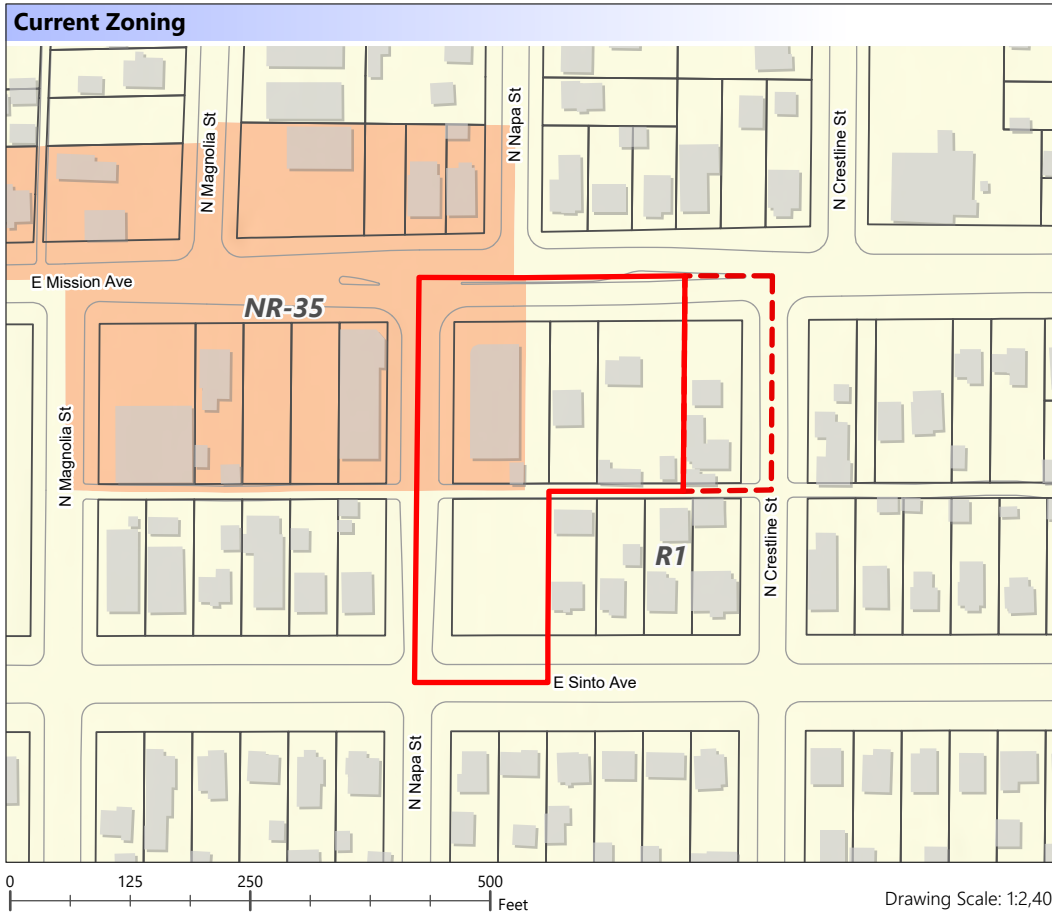
Exhibit C: Zoning Changes

Department of Planning & Economic Development

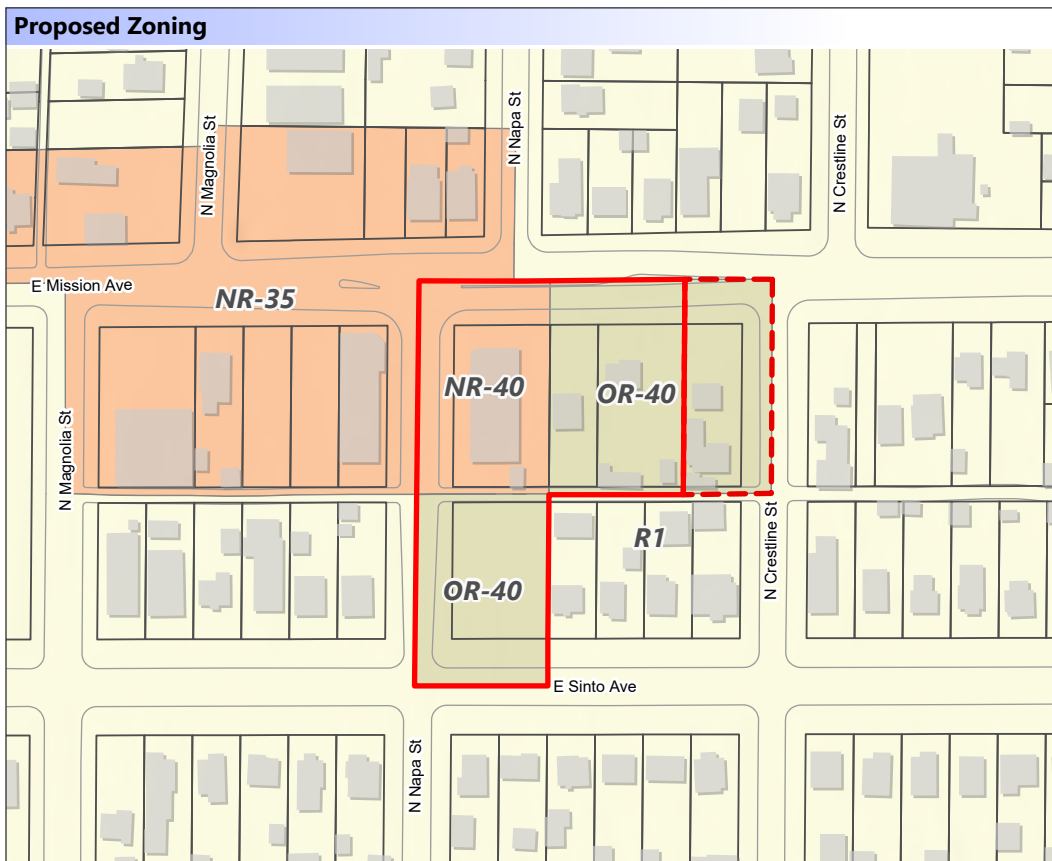


Draw Date: 3/27/2024

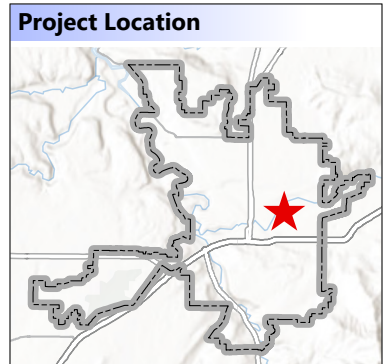
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- Project Area
 - Expansion Area
 - Parcel
 - Buildings
 - Curb Line
- Zoning**
- Neighborhood Retail
 - Residential 1



- Applicant:** City of Spokane
Parcels: 35162.0105
 35162.0110
 35162.0111
 35162.0121
 35162.0122
Size: 1.5 acres
 (Size is Approximate)



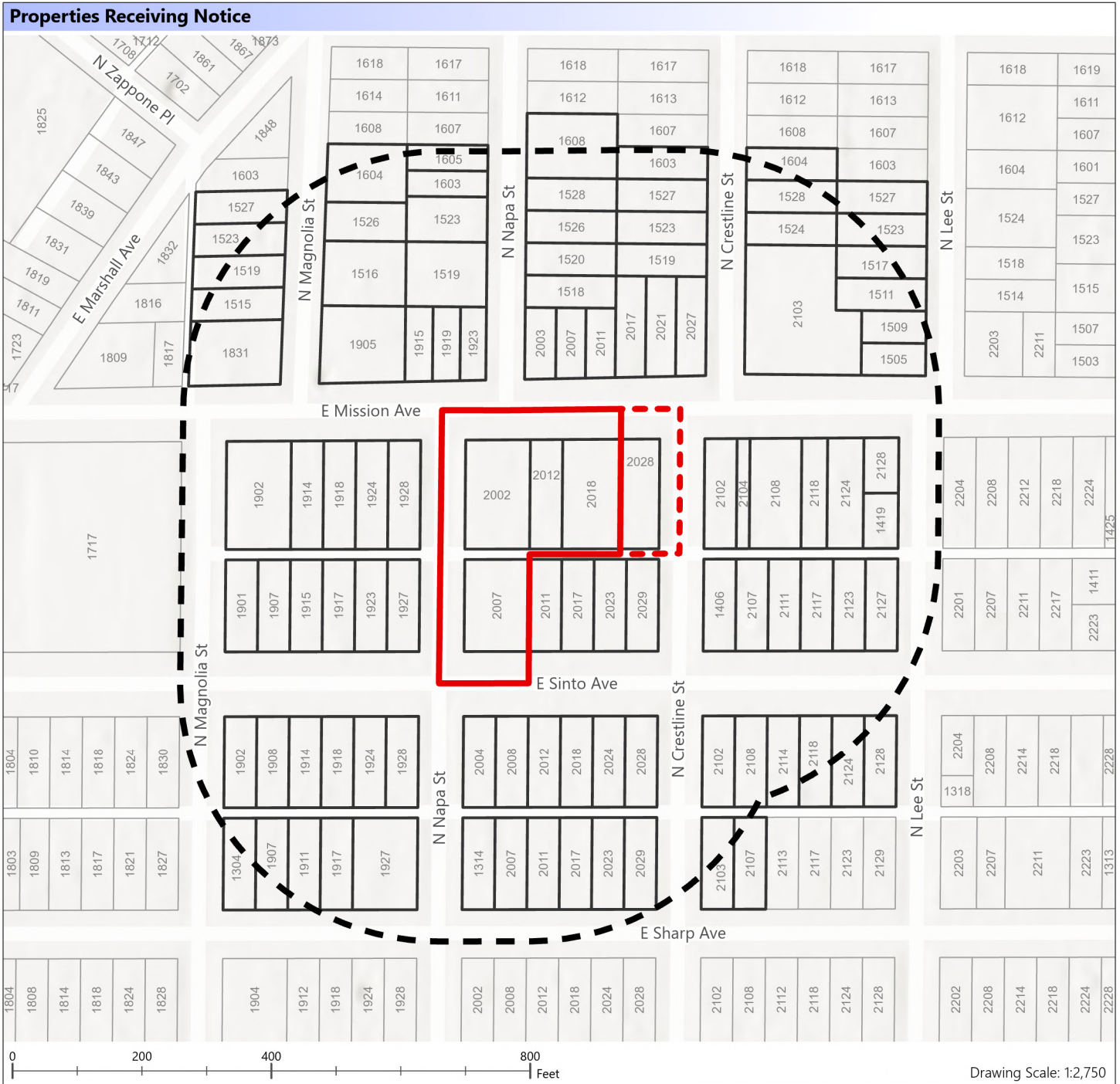


Notification Map - Comprehensive Plan Amendment

Department of Planning & Economic Development

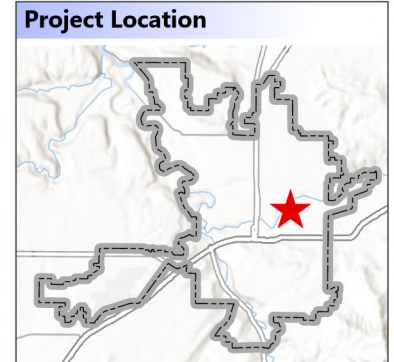


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Applicant: City of Spokane
Parcels: 35162.0105, 35162.0110, 35162.0111, 35162.0121, 35162.0122
Size: 1.5 acres (Size is Approximate)

- 400' Notification Area
- Proposal Area
- Also Under Consideration
- Parcels



This Proposal Would: Amend the Land Use Plan Map designation and Zoning for five (5) parcels in the Chief Garry Park Neighborhood. Parcels outlined in bold will receive notice of the proposal and the eventual Plan Commission hearing. Numbers indicate the parcel address.



Comprehensive Plan Policies Related to the Proposal

The following goals and policies are taken directly from the Comprehensive Plan and comprise those goals and policies that staff feels bears most directly on the proposal. The entire Comprehensive Plan is available for review and consideration at www.shapingspokane.org as well.

LU 1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane’s role as a vibrant urban center.

LU 1.1 Neighborhoods

Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.

Discussion: Neighborhoods generally should have identifiable physical boundaries, such as principal arterial streets or other major natural or built features. Ideally, they should have a geographical area of approximately one square mile and a population of around 3,000 to 8,000 people. Many neighborhoods have a Neighborhood Center that is designated on the Land Use Plan Map. The Neighborhood Center, containing a mix of uses, is the most intensive activity area of the neighborhood. It includes higher density housing mixed with neighborhood-serving retail uses, transit stops, office space, and public or semi-public activities, such as parks, government buildings, and schools.

A variety of compatible housing types are allowed in a neighborhood. The housing assortment should include higher density residences developed in the form of small scale apartments, townhouses, duplexes, and rental units that are accessory to single-family homes, as well as detached single-family homes.

A coordinated system of open space, nature space, parks, and trails should be furnished with a neighborhood park within walking distance or a short transit ride of all residences. A readily accessible elementary school should be available for neighborhood children. Neighborhood streets should be narrow and tree-lined with pedestrian buffer strips (planting strips) and sidewalks. They should be generally laid out in a grid pattern that allows easy access within the neighborhood. Alleys are used to provide access to garages and the rear part of lots. Pedestrian amenities like bus shelters, benches, and fountains should be available at transit stops.

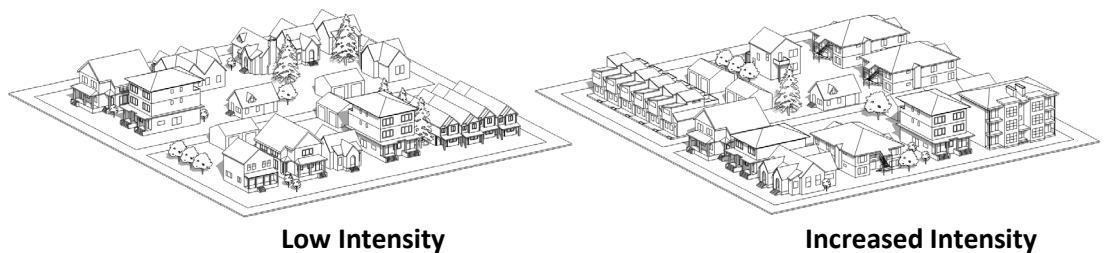
LU 1.3 Lower Intensity Residential Areas

Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.

Discussion: The city’s residential neighborhoods are one of its most valuable assets. Diversity in both housing type and residents in these areas is essential for the wellbeing and health of the city’s neighborhoods. Lower intensity residential uses, from detached homes to middle housing types, are generally compatible with each other and can be incorporated effectively into all neighborhoods. Accordingly, some residential areas would benefit from slightly increased intensities of residential use (e.g., somewhat taller buildings, more lot coverage), dependent on the context and nature of the surrounding neighborhood. These areas of increased residential development should focus on those parts of the neighborhood where proximity to adequate transportation (such as frequent transit), parks, schools, shopping, and other services already exists and where conditions allow for accommodation of increased utility/service needs and other impacts such as parking or the need for public green space.

Complementary types of development should include places for neighborhood residents to walk to work, shop, eat, and recreate. Complementary uses include those serving daily needs of residents, including schools, places of worship, grocery stores, recreation facilities, and small-format retail and medical uses. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

The following graphics are provided as a conceptual guide to different intensities envisioned by this policy. These are schematic representations of possible development intensities and are not intended to call for specific structure designs or architectural details.



For specific guidance as to the Land Use Plan Map designations guided by this policy—“Residential Low” and “Residential Plus”—see Section 3.4 below.

Policy LU 1.3 amended by Ordinance C36414 on September 7, 2023.

LU 1.5 Office Uses

Direct new office uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: Office use of various types is an important component of a Center. Offices provide necessary services and employment opportunities for residents of a Center and the surrounding neighborhood. Office use in Centers may be in multi-story structures in the core area of the Center and transition to low-rise structures at the edge.

To ensure that the market for office use is directed to Centers, future office use is generally limited in other areas. The Office designations located outside Centers are generally confined to the boundaries of existing Office designations. Office use within these boundaries is allowed outside of a Center.

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue.

Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street subject to size limitations and design guidelines. Ingress and egress for office use should be from the arterial street. Uses such as freestanding sit-down restaurants or retail are appropriate only in the Office designation located in higher intensity office areas around downtown Spokane.

Residential uses are permitted in the form of single-family homes on individual lots, upper-floor apartments above offices, or other higher density residential uses.

LU 1.7 Neighborhood Mini-Centers

Create a Neighborhood Mini-Center wherever an existing Neighborhood Retail area is larger than two acres.

Discussion: The Neighborhood Mini-Center designation recognizes the existence of small neighborhood-serving businesses in locations that are two to five acres in size that lie outside Centers and Corridors designated on the Land Use Plan Map. However, some designated Neighborhood Mini-Centers are over five acres in size because they are based on pre-existing zoning designations. Similar to Neighborhood Retail, the Neighborhood Mini-Center designation consists of small, freestanding businesses usually sited at the intersection of or along arterial streets. Another characteristic of this designation is the greatly restricted potential for redevelopment of the surrounding area to support a full Neighborhood Center. Consequently, the Mini-Center designation limits mixed-use development to the boundaries of the existing Mini-Center designation.

Mini-Center locations are encouraged to become small, mixed-use centers with higher density residential use as a major component. Residential use adds market demand for neighborhood business and enables enhanced transit service to these locations. Shared-use parking arrangements are encouraged to increase the development intensity of the site for both residential and commercial uses.

This designation allows the same uses as the Neighborhood Retail designation. No new drive-through facilities, including gas stations and similar auto-oriented uses, should be allowed except along principal arterial streets where they should be subject to size limitations and design guidelines. Buildings should be oriented to the street to encourage walking by providing easy pedestrian connections. Parking lots should not dominate the frontage and should be located behind or on the side of buildings.

New Mini-Center locations may be established through a neighborhood planning process. They should be separated by at least one-mile from other neighborhood serving business areas and should not exceed five acres in size. To provide convenient accessibility from the surrounding neighborhood, new Mini-Centers should be located at the intersection of arterial streets.

LU 4 TRANSPORTATION

Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

LU 4.6 Transit-Supported Development

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

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

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

Policy LU 4.6 amended by Ordinance C35841 on January 17, 2020.

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.

Discussion: New infill development and redevelopment should be designed and planned to seek compatibility with its location. Consideration should be given to multiple scales of compatibility, from the site on which the use will be constructed to the wider area in which it will reside. New development or redevelopment should also seek to complement and enhance the existing neighborhood where possible by expanding the choices available in the area and improving the use and form of the area in which it is located. For example, middle housing types provide for increased diversity in scale and form

while also maintaining a high level of compatibility with existing residential neighborhoods, especially in those areas where only one housing type was previously available.

Policy LU 5.5 amended by Ordinance C35841 on January 17, 2020.

3.4 DESCRIPTION OF LAND USE DESIGNATIONS

The following land use plan map designations are necessary for development and growth in the city to achieve the vision and values discussed at the beginning of the chapter. These land use designations are shown on the following map, LU-1 Land Use Plan Map, which apply the requirements of land use and the goals and policies of the Comprehensive Plan to the physical environment, describing the types of development expected in each area. The overall strategy, as described above, is that development mass, height, and lot coverage be concentrated in focused growth areas (Centers and Corridors) while the remaining parts of the city remain occupied by lower intensity uses. Furthermore, future changes to the land use plan map should seek to achieve a transition between areas of lower and higher development mass and form and should avoid locations where the lowest intensity uses immediately transition to the highest intensity uses.

There is expected to be some variation in residential zones within each residential land use plan map designation. Contextual factors such as proximity to services, transportation options, and existing land use patterns should be considered when assigning a zoning category.

The land use designations and their general characteristics are as follows:

Residential Low: The Residential Low land use designation should focus on a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and housing categorized as middle housing (duplex, triplex, etc.). Combinations of these types should also be allowed, such as a duplex with an accessory dwelling unit. Other non-residential uses should be allowed conditionally, provided they integrate into the nature and context of the neighborhood. This would include uses such as schools, places of worship, grocery, small-format retail and medical services, and other resident serving uses.

Residential Low areas are appropriate in parts of the city where amenities and services are scaled for a lower level of development intensity.

Office: The Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas. Higher intensity office areas should be located around downtown Spokane.

Neighborhood Mini-Center: This designation allows the same uses as Neighborhood Retail. Higher density residential use is encouraged in these areas.

The Neighborhood Mini-Center designation recognizes the existence of small neighborhood-serving businesses in locations that are two to five acres in size that lie outside Centers and Corridors designated on the Land Use Plan Map. Similar to Neighborhood Retail, the Neighborhood Mini-Center designation consists of small, freestanding businesses usually sited at the intersection of or along arterial streets. Another characteristic of this designation is the greatly restricted potential for redevelopment of the surrounding area to support a full neighborhood center. Consequently, the Mini-Center designation limits mixed-use development to the boundaries of the existing Mini-Center designation.

Mini-Center locations are encouraged to become small, mixed-use centers with residential use as a major component. Residential use adds market demand for neighborhood business and enables enhanced transit service to these locations.



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

The proposed amendment will increase the allowable height of one parcel from 35 to 40 feet and will change land use and zoning designations for the adjacent parcels from Residential Low to Office and RSF to OR 40 respectively.

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

2002 E Mission Ave., 2007 E Sinto Ave., 2012 E Mission Ave., 2018 E Mission Ave.

APPLICANT

Name: Family Promise of Spokane

Address: 2002 E Mission Ave Spokane WA 99202

Phone: 509-747-5487 Email: jaden@familypromiseofspokane.org

PROPERTY OWNER

Name: Family Promise of Spokane

Address: 2002 E Mission Ave. Spokane WA 99202

Phone: 509-747-5487 Email: jaden@familypromiseofspokane.org

AGENT

Name: _____

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 35162.0121, 35162.0110, 35162.0122, 35162.0111

Legal Description of Site: (See Legal Description Attached)

General Application, completed and Signed:

Legal Descriptions:

2002 E Mission Ave. Legal Descriptions:

Lot 1 and Lot 2, Block 81, AMENDED MAP OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, as per plat recorded in Volume D of Plats, Page 100, records of Spokane.

Situated in the City of Spokane, County of Spokane, State of Washington

Parcel Number: 35162.0121

2007 E Sinto Ave. Legal Description:

LOT 11 and LOT 12, Block 81, AMENDED MAP OF SUBDIVISION OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, as per plat recorded in Volume D of Plats, Page 100, records of Spokane.

Situated in the City of Spokane, County of Spokane, State of Washington

Parcel Number: 35162.0110

2012 E Mission Ave Legal Description:

LOT 3, BLOCK 81, AMENDED MAP OF SCHOOL SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, as per plat recorded in Volume D of Plats, Page 100;

Situated in the City of Spokane, County of Spokane, State of Washington

Parcel Number: 35162:0122

2018 E Mission Ave Legal Description:

Abbreviated Legal: L4 & ptn L5 B 81 Amend Sub of School Section 16-25-43

Parcel Number: 35162.0111

Threshold Review Application for Comprehensive Plan Amendments

Comprehensive Plan or Land Use Code Amendment Pre- Application: Attached

Comprehensive Plan or Land Use Code Amendment Application: Attached

City of Spokane Comprehensive Plan Documents

Property Addresses (Parcel #) & Summary of Change:

2002 E Mission Ave. (1420 N Napa St), (Parcel 35162.0121) = Increase Height from 35 to 40 ft

2012 E Mission Ave., (Parcel 35162.0122) = Change from R to OR-40

2018 E Mission Ave. (Parcel 35162.0111) = Change from R to OR-40

2007 E Sinto Ave. (Parcel 35162.0110) = Change from R to OR-40

Predevelopment Meeting Summary:

On October 10th Joe Ader from Family Promise of Spokane met with Kevin Freibott and Brandon Whitmarsh with the City of Spokane to discuss comprehensive plan amendment options for Family Promise's properties along Mission and Napa. While Family Promise has not created a master plan for the site yet, they do know that they would like to have office space and a potential childcare and additional residential options on the site. During that discussion it was decided that the best option with the neighboring residential zoning would be to look at an Office Retail Comprehensive Plan Amendment as it would fit the best between neighborhood retail to the west and north and residential to the east and south of the properties.

Pre-application meeting correspondence with neighborhood council:

On October 10th Joe Ader spoke with Colleen Gardner, the Non-Profit Liasson from the Chief Garry Park Neighborhood Council about the Comprehensive Plan Amendment. He then presented the Comprehensive Plan Amendment proposal at the Chief Garry Park Neighborhood Council meeting on Wednesday October 18th. The neighborhood plans on writing a letter of support for the Comprehensive Plan Amendment. See email attached.



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

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

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

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

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--
- i. If yes, please answer the following questions:
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Comprehensive Plan or Land Use Code Amendment Pre-Application

Description of the Proposed Amendment:

- Land Use Designation Change

1. General Questions:

- a. Summarize the general nature of the proposed amendment.
 - i. The proposed amendment will increase the allowable height of one parcel from 35 to 40 feet and will change the land use and zoning designations of three adjacent properties from Residential Low to Office and RSF to OR 40.
- b. Why do you feel this change is needed?
 - i. The change will allow the property owner the option to add a third floor to the property at 2002 E Mission and include a slanted roof to allow for better drainage should they desire in the future.
 - ii. The zoning change on the three adjacent properties will bring the parking lot at 2007 E Sinto into conforming standards and will allow for the property owner the option to utilize the properties at 2012 and 2018 E Mission for office and/or childcare usages in the future, as well is bring the allowable maximum height into alignment with the adjacent property.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
 - i. This proposal is in alignment with the comprehensive plan which states, "the Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas." The proposed Office Retail usages are compatible and provide a buffer between residential and commercial land uses within a community.
 - ii. Additionally, the comprehensive plan calls for transportation oriented development. With the new Central City Bus line stop on the corner of Mission and Napa these proposed land uses encourage greater transportation oriented development within a two minute walk to the public transit stop.
- d. For text amendments: What goals, policies, regulations or other documents might be changed in the comprehensive plan?
 - i. N/A
- e. For Map Amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 - Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-35
 - Parcel 35162.0110 = Land Use: Residential 4-10, Zoning: RSF
 - Parcel 35162.0122 = Land Use: Residential 4-10, Zoning: RSF
 - Parcel 35162.0111 = Land Use: Residential 4-10, Zoning: RSF
 2. What is the requested Land Use designation and zoning for each affected parcel?

- Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-40
- Parcel 35162.0110 = Land Use: Office, Zoning: OR-40
- Parcel 35162.0122 = Land Use: Office, Zoning: OR-40
- Parcel 35162.0111 = Land Use: Office, Zoning: OR-40

3. Describe the land uses surrounding the proposed amendment sites:

- To the North and West of Parcel 35162.0121 is Mini Center, with a zoning of NR-35. North are a gas station, two story residential home and a one story residential home. To the West is a convenience store.
- To the South and East of Parcels 35162.110, 35162.122, and 35162.0111 are residential land uses. Additionally, to the north across Mission Ave are residential uses.

- f. Do you know of Any existing studies, plans of other documents that specifically relate to of support your proposal?
 - i. No
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program?
 - i. The Comprehensive Plan Amendment is the process designed to make changes in the land use and zoning map of a specific area.
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 - i. No
- i. If yes, please answer the following questions: N/A



Comprehensive Plan or Land Use Code Amendment

Application

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

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

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

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

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. 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.
- d. 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.
- e. 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.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. 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.
- h. 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.

2. 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~~.
- 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.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Comprehensive Plan or Land Use Code Amendment Application

Description of the Proposed Amendment:

- Land Use Designation Change

1. General Questions:

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
 - i. The proposed amendment will increase the allowable height of 2002 E Mission from 35 feet to 40 feet and will change the land use designations and zoning of three adjacent properties from RSF to Office and from R to OR 40.
 - ii. The land use and zoning changes are in alignment with the Comprehensive plan to provide office space as a buffer between residential parcels and commercial properties in the neighborhood. Additionally, this change will bring the parking lot at 2007 E Sinto into conforming use with the land use and zoning maps. The change will give the property owner the option to utilize the properties at 2012 and 2018 E Mission for office, childcare, or housing usages in the future which could support the community services provided on the adjacent property. This change will bring the allowable maximum height into alignment with the adjacent property and follows a focus on transportation oriented development by placing these office uses within 150 feet of the new Central City Line bus stop, which will encourage greater public transit usage.
- b. How will the proposed change provide a substantial benefit to the public?
 - i. The changes will allow the property owner, Family Promise of Spokane, to create a hub for community services they offer to the children and families they serve. This change will allow the possibility of providing childcare options on site, as well as a community playground, office space and additional housing options. The proximity to public transit outside of the downtown core will best serve these families in need. Also, the upgrades to the properties will enhance the value of neighboring properties in the community.
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies?
 - i. This proposal is consistent with the comprehensive plan which states, "the Office designation usually indicates freestanding small office sites and larger sites with two or more buildings located along arterial streets or intersections or as a buffer adjacent to residential areas." The proposed Office land use and Office Retail zoning are compatible and provide a buffer between residential and commercial land uses within the neighborhood.

- ii. Additionally, the comprehensive plan calls for transportation oriented development. With the new Central City Bus Line stop on the corner of Mission and Napa these proposed land uses encourage greater transportation oriented development within 150 feet of a public transit stop, which should encourage greater public transit usage.
 - d. Is the application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations?
 - i. The application is consistent with the goals and policies of state and federal legislation as it will encourage responsible high density infill development on existing developed properties compatible with surrounding land uses.
 - e. Is the 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 forecasts?
 - i. Yes
 - f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
 - i. No
 - g. 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?
 - i. No
 - h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis.
 - i. N/A
- 2. For Text Amendments: N/A
- 3. For Map Change Proposals:
 - a. Attach a map of the proposed amendment site/are, showing all parcels and parcel numbers.
 - b. What is the current land use designation?
 - i. Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-35
 - ii. Parcel 35162.0110 = Land Use: Residential 4-10, Zoning: RSF
 - iii. Parcel 35162.0122 = Land Use: Residential 4-10, Zoning: RSF
 - iv. Parcel 35162.0111 = Land Use: Residential 4-10, Zoning: RSF
 - c. What is the requested land use designation?
 - i. Parcel 35162.0121 = Land Use: Mini Center, Zoning: NR-40
 - ii. Parcel 35162.0110 = Land Use: Office, Zoning: OR-40
 - iii. Parcel 35162.0122 = Land Use: Office, Zoning: OR-40
 - iv. Parcel 35162.0111 = Land Use: Office, Zoning: OR-40

- d. Describe the land uses surrounding the proposed amendment site.
 - i. To the North and West of Parcel 35162.0121 is Mini Center, with a zoning of NR-35. North are a gas station, two story residential home and a one story residential home. To the West is a convenience store.
 - ii. To the South and East of Parcels 35162.110, 35162.122, and 35162.0111 are residential land uses. Additionally, to the north across Mission Ave are residential uses.

- Environmental Checklist, if required under SMC Chapter 17E.050: Not Required at this time**
- Additional materials: None**
- For a Map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which includes all of the following:**



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

The proposed amendment will increase the allowable height of one parcel from 35 to 40 feet and will change land use and zoning designations for three adjacent properties from Residential Low to Office and R5C to OM40 respectively.

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

2002 E Mission Ave., 2007 E Sinto Ave., 2012 E Mission Ave., 2018 E Mission Ave

APPLICANT

Name: *Family Promise of Spokane*

Address: *2002 E Mission Ave. Spokane WA 99202*

Email Address: *509-747-5487* Phone: *jader@familypromiseofspokane.org*

PROPERTY OWNER

Name: *Family Promise of Spokane*

Address: *2002 E Mission Ave. Spokane WA 99202*

Email Address: *509-747-5487* Phone: *jader@familypromiseofspokane.org*

AGENT

Name: _____

Address: _____

Email Address: _____ Phone: _____

ASSESSOR'S PARCEL NUMBERS: 35162.0121, 35162.0110, 35162.0122, 35162.0111

LEGAL DESCRIPTION OF SITE: (See Legal Descriptions Attached)

SIZE OF PROPERTY: 54,838 Square feet

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan Amendment

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

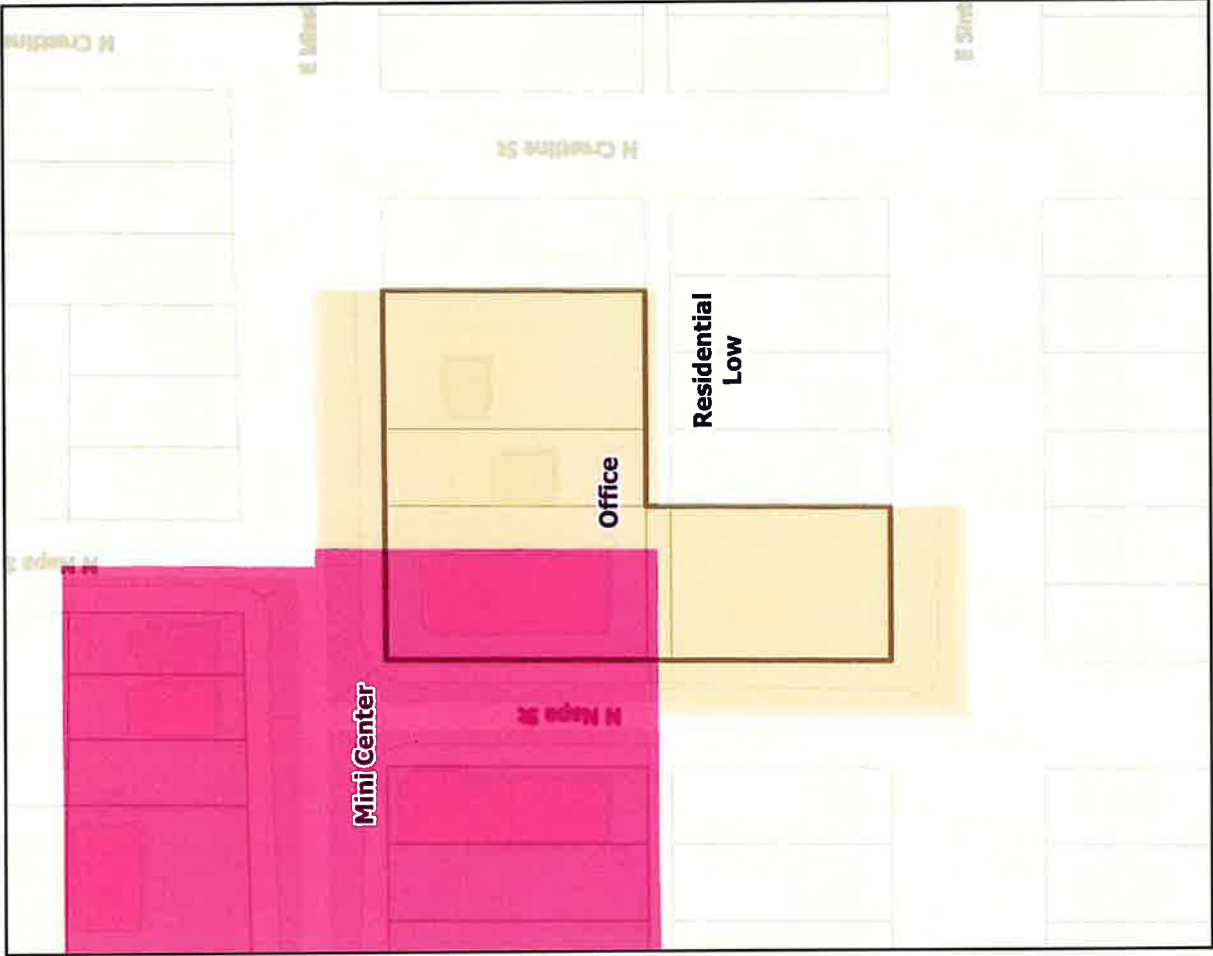
I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY:

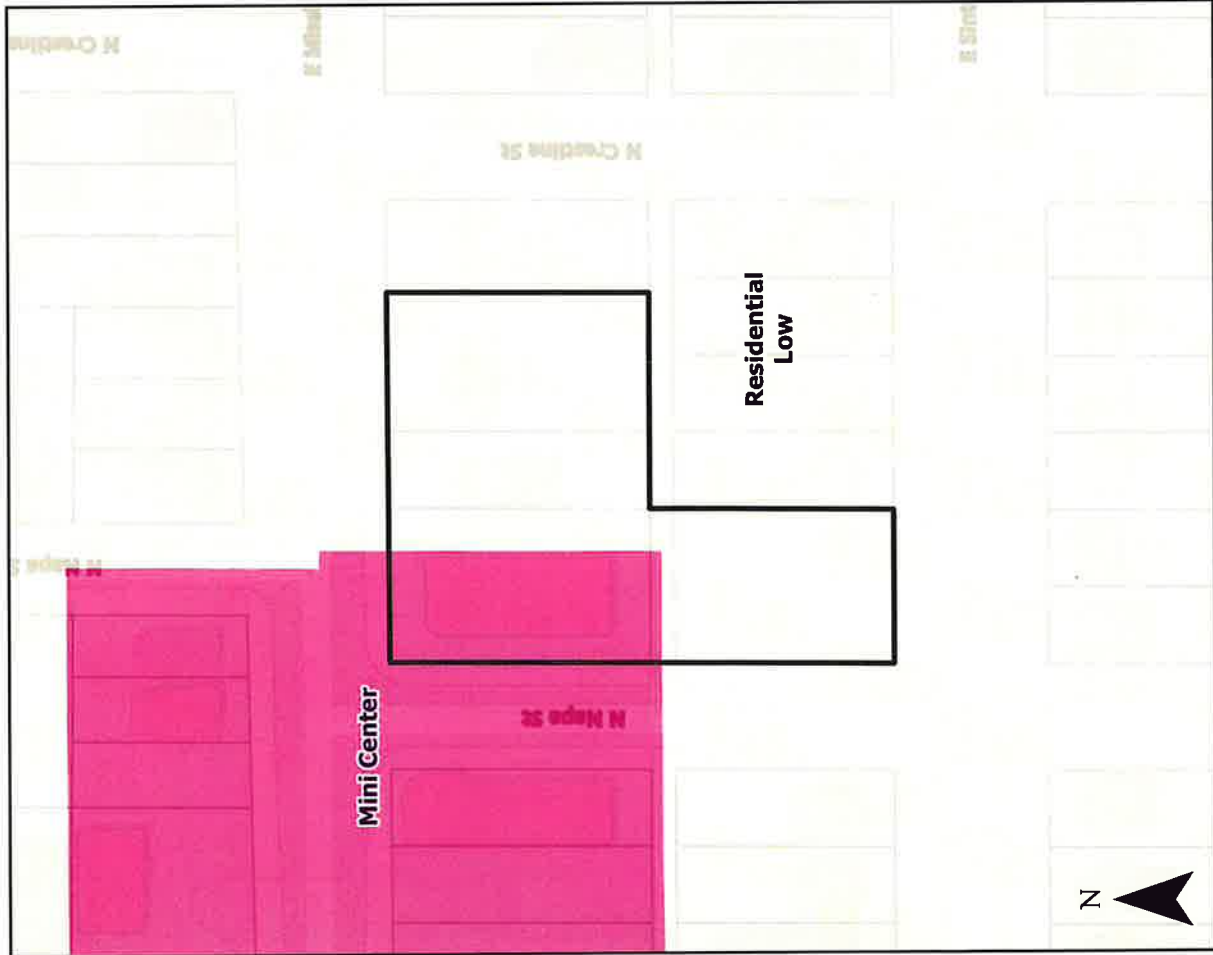
Family Promise of Spokane

- Applicant Property Owner Property Purchaser Agent

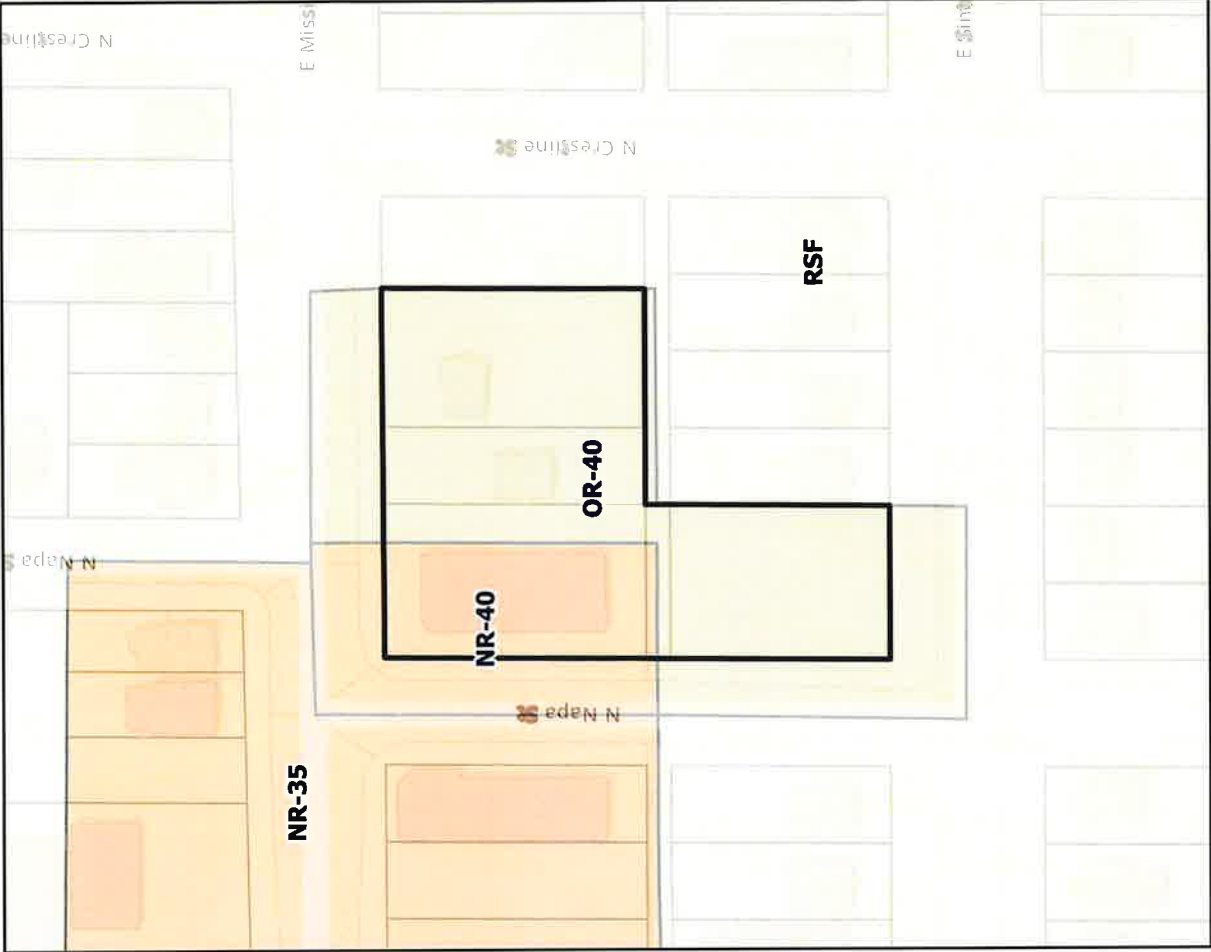
New Land Use



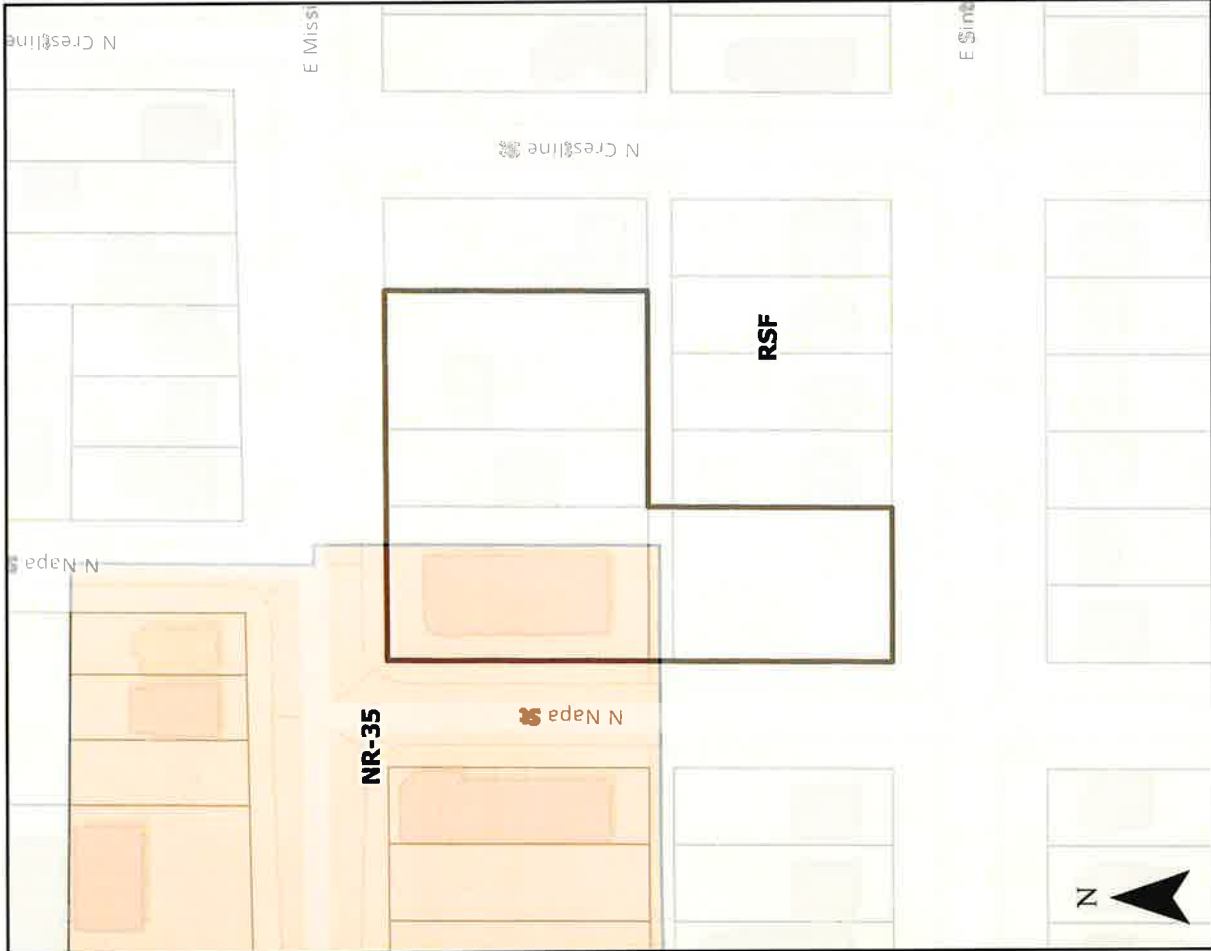
Existing Land Use



New Zoning



Existing Zoning



From: Joe Ader <jader@familypromiseofspokane.org>

Sent: Wednesday, November 15, 2023 6:57 PM

To: Whitmarsh, Brandon <bwhitmarsh@spokanecity.org>

Cc: Dianne Delorme <ddelorme@familypromiseofspokane.org>; Teddy Brinosa <tbrinosa@familypromiseofspokane.org>; Freibott, Kevin <kfreibott@spokanecity.org>

Subject: Re: Application File Z23-474COMP -- Mission & Sinto CPA

Importance: Low

Exhibit F, File Z23-474COMP

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The entire parcel to be NR 40 please.

Joe Ader

Executive Director

Main Office: 509-747-5487

Work: 509-747-5487 Cell: 509-818-7587

www.familypromiseofspokane.org



Family Promise of Spokane is committed to equipping families and communities to end the cycle of homelessness.

Family Promise of Spokane does not discriminate on the basis of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation, including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities.

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On Wed, Nov 15, 2023 at 2:45 PM Whitmarsh, Brandon <bwhitmarsh@spokanecity.org> wrote:

Good afternoon Joe,

I have been reviewing your application for technical completeness and ran into a question. In looking at our land use and zoning maps, it looks like parcel 35162.0121 (2002 E Mission Ave) is zoned partially Neighborhood Retail(NR) and partially Residential Single Family(RSF). I wanted clarify whether you wanted the 40ft height to just be applied in the existing NR area and Office Retail applied on the eastern portion of the parcel or if you would like the entire parcel to be the NR-40 zoning.



Thank you,



Brandon Whitmarsh (he/him) | City of Spokane | Planner I | Planning & Economic Development

509.625.6846 | dept. 509.625.6500 | bwhitmarsh@spokanecity.org | spokanecity.org



Joe Ader <jader@familypromiseofspokane.org>

October Chief Garry Park General Meeting

Colleen Gardner <kelcag72@gmail.com>

Mon, Oct 30, 2023 at 12:51 PM

To: Joe Ader <jader@familypromiseofspokane.org>

Cc: Krista Anderson <chiefgarryparknc@gmail.com>, Luc Jasmin <luc.jasmin@gmail.com>

This message is to confirm that Joe Ader, the Executive Director of Family Promise spoke to me individually, as the liaison to the non-profits for Chief Garry Park and also did a presentation to the full neighborhood council at our monthly meeting held on Oct 18th, 2023., 6:30pm [1831 E Mission Ave, Spokane](#).

Mr. Ader presented the Comprehensive Plan Amendment to change zoning at [2012 E Mission](#), [2018 E Mission](#) and [2007 E Sinto](#) from Residential to Office Retail 40 and increase the height at [2002 E Mission](#) from 35 to 40 feet, which would allow us to potentially use the properties for office, childcare, or at some point in the future add a third story with a slanted roof to our property on Mission and Napa.

The neighborhood council agreed that they would discuss a letter in support of the changes.

Respectfully,
Colleen Gardner
Liaison to the non-profits Chief Garry Park
[Quoted text hidden]

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**File No. Z23-474COMP**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!****Purpose of Checklist:**

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

Instructions for Applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

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

A. BACKGROUND

1. Name of proposed project: Z23-474COMP – Mission & Sinto
2. Applicant: City of Spokane
3. Address: 808 W Spokane Falls Blvd
 City/State/Zip: Spokane, WA, 99201 Phone: (509) 625 - 6500
 Agent or Primary Contact: Brandon Whitmarsh, Planning and Economic Development Department
 Address: 808 W Spokane Falls Blvd
 City/State/Zip: Spokane, WA, 99201 Phone: (509) 625 - 6846
 Location of Project: E Mission Ave to E Sinto Ave and N Napa St to N Crestline St
 Address: 2002, 2012, 2018, and 2028 E Mission Ave and 2007 E Sinto Ave
 Section: 16 Quarter: NW Township: 25N Range: 43E
 Tax Parcel Number(s) 35162.0121, 35162.0122, 35162.0111, 35162.0105, and 35162.0110
4. Date checklist prepared: April 8, 2024
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): This proposal is one of a number of proposals being processed under the comprehensive plan amendment program. The applications are processed together and are currently anticipated to be at a City Council Hearing in November 2024. Once this non-project action is approved, the property owner could then develop under the new comprehensive plan designation and zoning categories of their properties, however such development is neither required nor approved by this comprehensive plan amendment.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No specific plans are in place at this time, although the comprehensive plan amendment and concurrent rezone would allow for redevelopment of the proposal area to accommodate the growing need for emergency housing and supportive services for families experiencing homelessness.
 b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Family Promise of Spokane does not own any property adjacent to or in the immediate vicinity of the proposal area.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. No environmental information has been prepared or is planned to be prepared apart from this SEPA Checklist. If future actions on the site require environmental review, it will be done at the time of development, pursuant to existing Spokane Municipal Code requirements.

-
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. None.
10. List any government approvals or permits that will be needed for your proposal, if known. No other government approvals or permits are needed for this non-project action except the approval of the comprehensive plan amendment and concurrent rezone by the Spokane City Council. Any future development of the proposal area would require a building permit.
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. Family Promise of Spokane is a community organization working to end the cycle of homelessness by supporting homeless families through the provision of emergency housing, supportive services, and connection to permanent housing. The proposed comprehensive plan amendment and concurrent zoning changes are intended to provide long term flexibility for Family Promise of Spokane to expand their services on these properties, which will likely include some type of redevelopment. At this time, there are no known specifics about the scale or timeline of the development. Any development will be required to meet the uses allowed and site development standards in place at the time of application for the building permit(s). Generally, if the proposal were to be adopted by City Council, the uses in the proposal area could include, among others, emergency housing, retail, office, and childcare facilities.
12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. This non-project action proposal is located in the Chief Garry Park neighborhood of Spokane, Washington on five parcels, totaling approximately 1.5 acres. The proposal area includes 2002, 2012, 2018, and 2028 E Mission Ave as well as 2007 E Sinto Ave. The properties are bounded by E Mission Ave, E Sinto Ave, N Napa St, and N Crestline St. NW quarter of Section 16, Township 25N, Range 43E.

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 proposal is within the ASA, the General Sewer Service Area, and the City of Spokane.

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). Not applicable, this is a non-project action.

(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? Not applicable, this is a non-project action.

(3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. None. This is a non-project action.

(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? Not applicable, this is a non-project action.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Unknown, this is a non-project action.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Not

applicable, this non-project action will not directly discharge stormwater.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)? This non-project action will not directly modify the topography of the proposal area.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The proposal area has Garrison Gravelly Loam soil with no agricultural significance. This non-project action will not directly result in the movement of any soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No known unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: Not applicable, this is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No construction will occur as part of this proposal. This is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Not applicable, this is a non-project action.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: None.

2. Air

a. What type of emissions to the air would result from the proposal during construction, operation, and

maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable, this is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable, this is a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. There are no surface waterbodies on or in the immediate vicinity of the proposal area.
- (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. This proposal is a non-project action and there are no surface waterbodies within 200 feet of the proposal area.
- (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, this is a non-project action.
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. None, this is a non-project action.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Not applicable, this is a non-project action.

b. GROUNDWATER:

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

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well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not applicable, this is a non-project action. Furthermore, the City of Spokane does not permit new wells within City limits—all future projects would be required to be served by City water, as the site is now.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None, this is a non-project action. The City requires that all development connect to existing sewer service at the time of development or renovations of existing uses.

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. Any stormwater generated by the site is currently collected by the City's stormwater drainage system, where it is then transmitted to the sewer treatment plant. Any new construction, if it were to occur, would be required to conform to the City's existing stormwater management requirements at time of development, including possible inclusion of features like retention ponds and filtration.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable, this is a non-project action.

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, this is a non-project action.

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. None.

4. Plants

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

Deciduous tree: alder maple aspen

Other: coffee trees

Evergreen tree: fir cedar pine

Other: _____

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? No vegetation would be removed as part of the non-project action.

c. List threatened and endangered species known to be on or near the site. No threatened or endangered plant species known to be on or near the proposal area.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable, this is a non-project action.

e. List all noxious weeds and invasive species known to be on or near the site. No noxious weeds or invasive species known to be on or near the proposal area.

5. Animals

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

Birds: hawk heron eagle songbirds

Other: General small birds seen in urban areas.

Mammals: deer bear elk beaver

Other: _____

Fish: bass salmon trout herring shellfish

Other: _____

Other (not listed in above categories): _____

- b. List any threatened or endangered animal species known to be on or near the site. No threatened or endangered species are known to be on or near the proposal area.
- c. Is the site part of a migration route? If so, explain. Not known, this is a non-project action.
- d. Proposed measures to preserve or enhance wildlife, if any: None. This is a non-project action.
- e. List any invasive animal species known to be on or near the site. No invasive animal species known to be on or near the proposal area.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Not applicable, this is a non-project action. Future development related to this proposal would likely have additional energy demands, but they are unknown at this time, nor is it known if they would exceed or reduce the current energy demands of the site.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. As part of the proposal, the maximum height on one parcel (35162.0121) would be increased to 40ft, 5 feet above the current maximum for that parcel. While this represents an increase in height, 40ft is consistent with the allowed height for all adjacent properties, aside from those separated from the proposal area by arterial streets. As such, the proposal is not expected to affect the use of solar energy by any adjacent parcels.
- 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: None.

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. None known, this is a non-project action.

- (1) Describe any known or possible contamination at the site from present or past uses. No known contamination on site from present or past uses.
- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known, this is a non-project action.
- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Not applicable, this is a non-project action.
- (4) Describe special emergency services that might be required. None known. This is a non-project action.
- (5) Proposed measures to reduce or control environmental health hazards, if any: None.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Typical urban noise sources, such as vehicle traffic. No significant or unusual noise is expected or known on the site.
- (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. Not applicable, this is a non-project action. Future development of the site could create construction noise on a short-term basis, but no long-term, operational noises are expected or known.
- (3) Proposed measure to reduce or control noise impacts, if any: None.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. There are a number of uses within the proposal area. The commercial property at 2002 E Mission Ave currently operates as an emergency shelter with supportive services(Family Promise of Spokane). 2012 and 2018 E Mission Ave are single unit structures which are being used for emergency housing associated with Family Promise.

2024 E Mission Ave is an owner-occupied single unit home. 2027 E Sinto Ave is an unimproved parking lot used in association with the operations of Family Promise. This non-project action would allow for more intense development in the proposal area in the future, but is not anticipated to have any direct impact on the surrounding property uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? The non-project proposal area does not have working farmlands or forest and would not interfere with any long-term commercially significant agricultural land.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No. There are no such lands or operations within the project vicinity.
- c. Describe any structures on the site. The proposal area includes three detached single unit homes developed between 1905 and 1919 as well as a commercial building built in 1946.
- d. Will any structures be demolished? If so, which? Not applicable, this is a non-project action and is not anticipated to result in the demolition of any structures at this time.
- e. What is the current zoning classification of the site? A portion of parcel 35162.0121 is zoned Neighborhood Retail – 35 feet and the remainder of the proposal area is zoned R1.
- f. What is the current comprehensive plan designation of the site? A portion of parcel 35162.0121 is designated Mini Center, while the remainder of the proposal area is designated Residential Low.
- 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 by the city or the county? If so, specify. This proposal is located in the Aquifer Sensitive Area but is otherwise not designated as a critical area.

- i. Approximately how many people would reside or work in the completed project? Not applicable, this is a non-project action.
- j. Approximately how many people would the completed project displace? See the answer to question d above—this proposal would not directly result in any displacement of homes or people.
- 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: None. This is a non-project action.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable, this is a non-project action. Future development related to this proposal would likely be emergency housing for families experiencing homelessness. The number of units that may be developed in the future is unknown at this time.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Not applicable, this is a non-project action. A majority of the current structures are being used as emergency housing. Future development could result in the temporary loss of units, but as Family Promise has stated their intent to use these properties for such a use in the future, any loss of units would be mitigated by their replacement soon after. Regardless, as this project is a non-project action, direct loss of any units is not anticipated as a result of this proposal.
- c. Proposed measures to reduce or control housing impacts, if any: None at this time. If future development eliminated housing on the proposal site, it would likely be for the development of more housing and supportive services.

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? Not applicable, this is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed? Not applicable, this is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any: None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable, this is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A, this is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal? As the site is surrounded by existing single-family homes and minor commercial properties, no significant impacts from light onto the project site would occur.

d. Proposed measures to reduce or control light and glare impacts, if any: None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? There are no designated recreational facilities in the immediate vicinity of the proposal. Two blocks west of the proposal area, Steven Elementary provides informal recreational opportunities outside of school hours.

b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable, this is a non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. The structures at 2002, 2012, 2018, and 2028 E Mission are all older than 45 years, with dates of construction ranging from 1905 to 1946. None of the structures or sites within the proposal area are known to be listed on any registers, nor are there any known

intentions to list them.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No known resources on or near the proposal area. No studies have been conducted. This is a non-project action.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. This proposal will be reviewed by tribes and local, state, and federal agencies in the agency comment period associated with this environmental checklist. No other methods are planned for this non-project action.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The proposal area is served by E Mission Ave, E Sinto Ave, N Napa St, and N Crestline St. As a non-project action, there are no access changes proposed for this area at this time.
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Spokane Transit Authority (STA) serves the proposal area with Route 1(City Line) bus rapid transit service along E Mission Ave and Route 14 service along N Napa St and E Mission Ave.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Unknown. There are no current plans for development in relation to this non-project comprehensive plan amendment and concurrent rezone. Future development would be subject to the parking minimums and maximums in SMC 17C.230, which are associated with the zoning and proposed use at the time of building permit application.

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- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Not applicable, this is a non-project action. Future development would be subject to the engineering requirements in place at the time of permit application.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. Not applicable, this is a non-project action.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? This is a non-project action. No change in vehicular trips will occur directly related to this action. Future redevelopment of the site under the new zoning category could increase non-commercial vehicle traffic, although members of the community served at this site are more likely to use the bus rapid transit service available along E Mission Ave than others.
- (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. Not applicable, this is a non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any: None

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. This is a non-project action. Future development in the proposal area could be more intense than the current development and could therefore require more public services. No specifics are known at this time.
- b. Proposed measures to reduce or control direct impacts on public services, if any: None.

16. Utilities

- a. Check utilities currently available at the site:

electricity

natural gas

water

refuse service

telephone

sanitary sewer

septic system

Other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: Not applicable, this is a non-project action.

C. SIGNATURE

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

Date: May 1, 2024 Signature: *Brandon Whitmarsh*

Please Print or Type:

Proponent: City of Spokane Address: 808 W Spokane Falls Blvd

Phone: (509) 625 - 6500 Spokane, WA 99201

Person completing form (if different from proponent): Brandon Whitmarsh, Planner I

Phone: (509) 625 - 6846 Address: 808 W Spokane Falls Blvd

Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott, Senior Planner

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 Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? This proposal would increase the allowed intensity of development, both in scale and in use than what is currently on the site. Future development under these designations could therefore be more intense than current conditions, increasing water use and discharge as well as traffic to the site which may increase noise. However, future uses would continue to be typically urban in nature, just as the site currently exhibits. Any overall increase in emissions or noise are expected to be minor when compared to the existing conditions. The redevelopment of the proposal area itself would also produce short-term noise impacts.

Proposed measures to avoid or reduce such increases are: None at this time. Development under the new regulations adopted by this non-project action would be required to follow all City requirements including managing all stormwater on site as well as providing an erosion and sediment control plan.

2. How would the proposal be likely to affect plants, animals, fish or marine life? This proposal would allow for more intense development of the proposal area. Redevelopment under these designations could reduce the open green space in the proposal area and remove trees. Removal of some landscaping on site could reduce the habitat of some urban animals, but only if future plans require it. Those impacts would be minor, however, as City standards for landscaping in new projects would still apply. As the city required stormwater to be treated onsite, no offsite impacts to fish or marine life are anticipated from the proposal or any possible subsequent actions.

Proposed measures to protect or conserve plants, animals, fish or marine life are: None.

3. How would the proposal be likely to deplete energy or natural resources? Future development under the new designations will likely include emergency housing and related supportive services. Energy and resource use would be highest during construction. Operation of the future facility would likely need more energy than existing development as it would be larger in scale. This comprehensive plan amendment and rezone would allow future development that is 40ft tall, which is consistent with the allowed height for residential development in the adjacent R1 zone. All other surrounding properties are separated from the proposal area by arterial streets. The consistency of height allowances and separation from adjacent parcels by arterial streets reduces the likelihood that future development would impact solar access for adjacent properties.

Proposed measures to protect or conserve energy and natural resources are: None.

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? This site is not currently farmland, nor a park or designated wilderness. The site is also over a quarter mile from the closest floodplain. No endangered species have been observed on or near the proposal area. Future development would be more intense than current development but remain urban in nature. No direct impacts to environmentally sensitive or protected areas are expected as part of the long-term development of the proposal area under the new regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are: None.

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? The use of the proposal areas is not intended to change with this non-project action or any future development associated with it. Redevelopment would be at a more intense scale than what is currently on site, but would provide the same housing and supportive services to the community. Additionally, the neighborhood council has written a letter of support for this non-project action and the long-term goals of Family Promise of Spokane.

Proposed measures to avoid or reduce shoreline and land use impacts are: None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Future development possible under the proposed designations that would be adopted with

this proposal would allow more intense development in the proposal area, allowing Family Promise of Spokane to serve more families and provide more services to the homeless community. In serving more families, the redevelopment of the site would increase demand for transportation options and public services. Pursuant to standing Spokane Municipal Code standards, future development would be assessed at time of building permit application for its impact on the transportation system and networks.

Proposed measures to reduce or respond to such demand(s) are: None. The newly opened City Line Bus Rapid Transit route provides frequent transit throughout the week along E Mission Ave, with service at the proposal sites. Future development would benefit from this existing frequent transit service, which could reduce reliance on vehicular travel.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. This non-project action is a comprehensive plan amendment, which is reviewed through the SEPA process. The Spokane Municipal Code is required to be consistent with state and federal laws. Any future development under the new regulations would be required to follow all applicable Spokane Municipal Code regulations adopted at the time of permit application. No aspect of the proposal or the potential redevelopment that could occur in the future after this proposal is known or suspected to conflict with state, local, or federal laws.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

PROJECT: File Z23-474COMP Mission & Sinto Comprehensive Plan Amendment

PROponent: City of Spokane

DESCRIPTION OF PROPOSAL: An amendment to the Land Use Plan Map (LU-1) of the Comprehensive Plan and attendant changes to the Official Zoning Map of the City of Spokane for 1.56 acres in the Chief Garry Park Neighborhood.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Southeast of the intersection of E Mission Ave and N Napa St.

LEAD AGENCY: City of Spokane

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

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 8, 2024 if they are intended to alter the DNS.

Responsible Official: Spencer Gardner

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

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

Date Issued: Sept 16, 2024 **Signature:**  _____

Exhibit I: Agency Comments

Chief Garry Park Neighborhood Council
1831 E Mission Ave
Spokane, WA 99202
chiefgarryparknc@gmail.com]
509-981-9219
07/01/2024

Spokane City Plan Commission
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Dear Members of the Spokane City Plan Commission,

I am writing on behalf of the Chief Garry Park Neighborhood Council to express our support for File #: Z23-474COMP, the Mission & Sinto Comprehensive Land Use Map Amendment Proposal. We believe that this proposed amendment aligns with our community's goals and will enhance the quality of life for our residents.

The Chief Garry Park neighborhood is committed to fostering a vibrant, sustainable, and inclusive community. The proposed land use change is an important step towards achieving this vision. By aligning the land use map to allow for Office use around a transit corridor, we can promote greater accessibility and mobility for our residents, thereby improving their daily lives and expanding economic opportunities.

The Chief Garry Park Neighborhood Council encourages support and approval of File #: Z23-474COMP. We are confident that this amendment will contribute positively to the long-term development of our area and help in building a more connected and prosperous Spokane.

Thank you for considering our perspective on this important matter. We look forward to seeing the positive impact this amendment will bring to our community.

Sincerely,

Chief Garry Park Neighborhood Council

Whitmarsh, Brandon

From: Note, Inga
Sent: Tuesday, May 7, 2024 4:40 PM
To: Planning & Development Services Comp Plan
Subject: RE: Request for Comments for Z23-474COMP (Mission & Sinto) - Comments DUE May 21, 2024

No concerns.

From: Benzie, Ryan <rbenzie@spokanecity.org>
Sent: Tuesday, May 7, 2024 3:31 PM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; **Subject:** Request for Comments for Z23-474COMP (Mission & Sinto) - Comments DUE May 21, 2024

Good afternoon,

Please see the attached request for comments, SEPA checklist, and associated documents for the following project:

Project Name: Z23-474COMP (Mission & Sinto)

Location: SE of the intersection of E Mission Ave and N Napa St; NW 1/4, Section 16, Township 25N, Range 43E

Please direct any comments or questions to compplan@spokanecity.org by **May 21, 2024 at 5 PM.**

Thank you,



Ryan Benzie | Clerk III | Planning & Economic Development
509.625.6863 | my.spokanecity.org





Spokane Tribe of Indians
Tribal Historic Preservation Office
P.O. Box 100 Wellpinit WA 99040

May 13, 2023

To: Ryan Benzie, Planner

RE: File Z23-474 Comp “Mission & Sinto”

Mr. Benzie,

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

In response we concur with recommendations made that the city is requesting “residential low to general commercial and concurrent change of zoning from R1 to general commercial - 70 at this time I have no concern on code change, however if any ground disturbing activity there will be more consultation needed to complete this project.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be immediately notified and the work in the immediate area cease.

Should additional information become available or scope of work change our assessment may be revised.

Our tribe considers this a positive action that will assist us in protecting our shared heritage.

If question arise, contact my office at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
Spokane Tribe of Indians

Whitmarsh, Brandon

From: Development Review <developmentreview@spokanetransit.com>
Sent: Friday, May 17, 2024 11:40 AM
To: Planning & Development Services Comp Plan; Planning & Development Services Comp Plan
Cc: Poole, Emily; Redman, Drew
Subject: RE: Request for Comments for Z23-474COMP (Mission & Sinto) - Comments DUE May 21, 2024

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good morning,

Thank you for taking the time to receive and record this comment from Spokane Transit Authority (STA) regarding Z23-474COMP.

Please coordinate any future construction at this site with STA, as construction can impact our ability to operate safely there.

Please let me know if you have any questions or concerns, and thank you for working closely with STA.

Thanks,

Randy Brown

Associate Transit Planner

Office: (509) 344-2618

Email: RBrown@spokanetransit.com

spokanetransit.com

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2023/2024 Comprehensive Plan Amendments

EXHIBIT J: Z23-474COMP

Department of Planning & Economic Development

Legal Descriptions of Affected Parcels:

Parcel 1 (35162.0121):

16-25-43: AGGREGATION "A"; SUB of SCHOOL SEC 16 ALL OF LOT 1 AND LOT 2, BLOCK 81.

Parcel 2 (35162.0122):

16-25-43: AGGREGATION "B"; SUB OF SCHOOL SEC ALL LOT 3 BLOCK 81.

Parcel 3 (35162.0111):

SUB OF SEC 16 LT 4 & W 40 FT OF LT 5 BLK 81

Parcel 4 (35162.0105):

SUB OF SEC 16 E10FT OF L5 &ALL L6 B81

Parcel 5 (35162.0110):

SUB OF SEC 16 L11-12B81