



STAFF REPORT

DEPARTMENT OF NEIGHBORHOOD AND PLANNING SERVICES

To:	Spokane Plan Commission
Subject:	CC-3 Zoning Overlay Extension
Staff Contact:	Tirrell Black, AICP, Principal Planner (509) 625-6185 tblack@spokanecity.org
Report Date:	August 5, 2020
Plan Commission Hearing Date:	August 12, 2020
Staff Recommendation:	Approve

I. SUMMARY

The area that is proposed for a CC3 (Centers & Corridors, Type 3) Overlay Zone involves an area of 10.85 acres, comprising 11 and one partial parcel in the North Foothills Employment Center in northeast Spokane; other CC3 Overlay Zoning exists to the west of the existing CC1-EC zoning (Centers and Corridors, Type 1, Employment Center). This area is a designated employment growth center on the Land Use Plan Map and is designated as “CC Core”. CC Core area on the Land Use Plan Map area has a zoning map designation of CC1-EC (Centers and Corridors, Type 1, Employment Center).

This proposal to add a CC3 overlay zone is being applied to properties currently zoned LI (Light Industrial) and is intended to allow development within zoned areas to take advantage of the opportunities allowed in the Type 1 and 2 centers and corridors, including residential and other permitted uses, along with increased design and landscaping standards (SMC 17C.122.020).

CC3-Overlay Zone allows an applicant to “opt-in” to the CC1 zoning but maintain the underlying zoning. This overlay zone is only applied in areas immediately adjacent to areas designated as “centers and corridors” on the Land Use Plan Map (LU1). No specific development proposal is being approved at this time.

II. BACKGROUND

The proposed expansion of the CC-3 Overlay zone in the North Foothills Employment Center as designated on the Land Use Plan Map (LU1) is in an area that has been zoned Light Industrial prior to June 2006. The City received requests from two agencies—Catholic Charities Eastern Washington and

Spokane Public Schools—to extend the overlay zone in early 2020. Both of these agencies have sites that are in a “split zoned” configuration containing both CC1-EC zoning and LI (Light Industrial) zoning.

A zoning overlay provides an “addition” to the zoning standards in place. It does not change the underlying zone or the Land use Plan Map designation for the properties. Many overlays, such as a height overlay, introduce an additional restriction. Some overlays may also relieve a restriction, such as a “no parking overlay”. This overlay allows continued use of the base zoning (in this case Light Industrial (LI)) while adding the option, at the discretion of the developer, to adopt the CC1 or CC2 zoning. This allows additional uses not allowed in the LI zone but also requires use of the CC1 or CC2 development standards. This does not amend the Land Use Plan Map in Chapter 3 of the City’s Comprehensive Plan.

Both Catholic Charities Eastern Washington and Spokane Schools have aggregated parcels in this area to create sites for development. Catholic Charities is proposing Gonzaga Haven, a 72-unit affordable housing project adjacent to Gonzaga Prep. Spokane Schools is interested in siting a new middle school in the vicinity – see map attached. Both groups have already or are in the process of purchasing property from the City and other parties. Both aggregated sets of parcels are in a mix of zoning categories: primarily a mix of CC1-EC and LI (Light Industrial). Applying a CC3 overlay to the LI zoned adjacent properties would allow a unified development approach and better site design. Both parties have indicated that they would “opt-in” to the CC1-EC zoning category and build to those standards.

The City Council directed staff to conduct an abbreviated subarea planning process to examine the extension of the CC-3 Overlay Zone, passing resolution RES 2020-0029 on May 11, 2020. A public participation plan was adopted with the resolution that outlined a process anticipated to span four to five months, including public notification, a SEPA determination, Spokane Plan Commission Hearing, and final approval from City Council.

LOCATION

1. 1001 E. North Foothills Dr.; 35081.2001
2. 2820 N. Nevada St.; 35081.2002
3. 2824 N. Nevada St.; 35081.2003
4. 2828 N. Nevada St.; 35081.2004
5. 2717 N. Perry St.; 35092.2604
6. Unassigned address; 35092.5707
7. 2731 N. Perry St.; 35092.2507
8. 2803 N. Perry St.; 35092.2506
9. 2807 N. Perry St.; 35092.2505
10. 2827 N. Perry St.; 35092.2508
11. 2833 N. Perry St.; 35092.2501

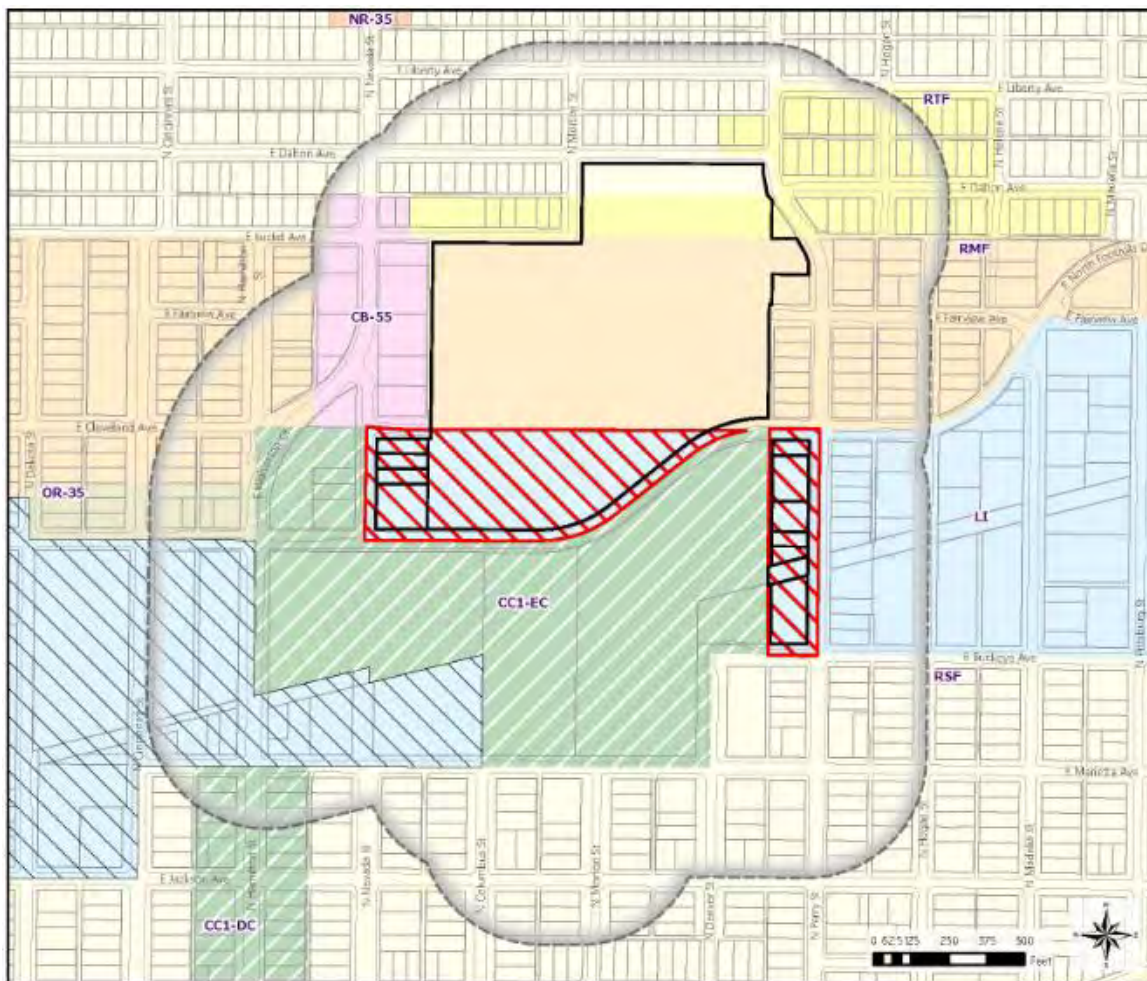


Figure 1– Existing zoning, with proposal area boundaries shown in red

SITE DESCRIPTION

The proposal area is generally located near the intersection of East North Foothills Drive and North Hamilton Street in northeast Spokane. The area is bound by East Dalton Avenue to the north, North Perry Street to the east, East Buckeye Avenue to the south, and North Nevada Street/North Hamilton Street to the west. Within these bounds, there are two sections of overlay proposed (see Figure 1), encompassing 11 parcels and one partial parcel covering 10.85 acres.

To the southwest of the area currently zoned CC1-EC there is a substantial area of CC3-Overlay already in place over Light Industrial (LI) zoning.

This area is part of a plat known as “Wolverton & Conlan’s Addition”. Historic street vacations in this area, particularly Morton Street and Denver Street at North Foothills Drive just west of North Perry Street, have resulted in several large lots both north and south of North Foothills Drive. Given past street vacations and changes, the street network in this area deviates somewhat from the originally-platted grid pattern. East North Foothills Drive, an urban minor arterial, follows a curvilinear pattern from North Hamilton Street to North Pittsburg Street; North Hamilton Street, a principal arterial, curves

one block to the east just north of North Foothills Drive, to merge with North Nevada Street. North Perry Street is an Urban Major Collector, and also follows a curvilinear pattern just north of North Foothills Drive.

The proposal area is broken into two sections: the section north of North Foothills Drive and east of North Nevada Street includes Spokane Fire Department Station 2, as well as the southernmost section of Gonzaga Prep existing playfields. Gonzaga Prep has expressed no plans for change in use at this time. The area is included because it is similarly situated. Beyond the Fire Station and Gonzaga Prep properties, residential areas are located to the east, north, and west of this section. The southern section of the proposal area, south of North Foothills Drive, is located along the western side of North Perry Street and abuts lots historically used for industrial purposes, including City uses, before being recently purchased by Spokane Public Schools with the intent to build a new middle school. There are residential areas to the south and east of this section of the proposal area.

The City Water Department is located at the southeast corner of the Hamilton/North Foothills intersection. The Nevada Street and Grace Avenue Well Stations are located near the project boundary, just south of North Foothills Drive and east of North Hamilton Street.

III. PROCESS

KEY DATES:

- City Council directed staff to conduct an abbreviated subarea planning process by resolution (RES 2020.0029) on May 11, 2020;
- A Request for Comments was circulated to Agencies and Interested City Departments as well as affected neighborhood councils on June 7, 2020
- A SEPA DNS (Determination of Non Significance) was issued on July 13, 2020;
- Notice of Application, Notice of Public Hearing and Notice of SEPA Determination was emailed on July 13, 2020; and additionally was mailed to owners, taxpayers, and residents within 400-feet of the proposal on July 13, 2020;
- Workshop Date was held with the Plan Commission on July 22, 2020;
- A virtual open house was held on July 29, 2020;
- A Public Hearing is scheduled with the Plan Commission for August 12, 2020.

PUBLIC NOTIFICATION AND SEPA REVIEW

Notice of this proposal was sent to City departments and outside agencies for their review. Agency/city department comments were received regarding this application and are included as Exhibit E:

- Treasury Accounting; June 11, 2020
- Integrated Capital Management; June 23, 2020

- Neighborhood & Planning Services; July 8, 2020

A combined Notice of Application, SEPA Determination and Notice of Public Hearing for this proposal was sent to property owners, taxpayers, and residents within 400-feet of this proposal on July 13, 2020. Signs were posted on the property.

COMMENTS RECEIVED

Public Comment received will be included in Exhibit F. At time of staff report, no public comment has been received.

IV. REVIEW

COMPREHENSIVE PLAN POLICY REVIEW

The City's Comprehensive Plan in Chapter 3, Land Use, provides a policy framework to guide actions around the City's Land Use planning. Specifically, *Goal LU3 Efficient Land Use* contains policies related to Centers & Corridors, the City's focused growth strategy. As has been mentioned, the North Foothills Employment Center is an area designated as an employment center and has been planned as such. *Policy LU 3.2 Centers and Corridors* states that a mix of uses and activities should be focused in the center (full text attached). Little recent investment has occurred in this center since its inception in the 2001 Comprehensive Plan adoption. This overlay adds site development flexibility to two potential projects in the area and may be catalytic in encouraging this area to see more investment. Moreover, extending the overlay to this area may help stimulate implementation of the Centers and Corridor vision, developing the area with a mix of uses and activities, focusing growth, and increasing commercial and residential densities.

Policy LU 3.4 Planning for Centers and Corridors states:

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

(Full text with discussion is attached)

Following Policy LU 3.4 guidance, the City council's RES 2020-0029, which directed this planning effort, specified a narrow scope and nimble "abbreviated" planning process. A zoning overlay was the single consideration; no change to land use plan map designations or base zoning was considered. Within this narrow scope, the abbreviated planning process still provided agency notification, notification of neighborhood councils, notification of taxpayers, property owners, and residents within 400-feet, and signs posted on the property. A virtual open house was also held by staff for any members of the public and, in particular, for those in the notification area.

Policy LU 3.4 suggests in its discussion some factors to consider regarding utilities and available infrastructure. Some agency comment was received on this and is included in the packet for review. No comments indicated any deficit of public facilities needed to accommodate future growth. This area is well served with transit.

REVIEW CRITERIA

The Spokane Municipal Code (SMC) Section 17A.040.040 authorizes City Council to amend the Zoning Map. SMC 17.G.025.010 establishes the approval criteria for amendments to the Unified Development Code of which the zoning map is a part. In order to approve such a request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all of the applicable criteria.

The applicable criteria are as follows:

1. The proposed amendment is consistent with the applicable provisions of the comprehensive plan.

Staff Analysis: Staff has reviewed the proposed zoning overlay amendment and does not find it to be in conflict with any applicable provisions of the comprehensive plan. *Policy LU 3.4 Planning for Centers and Corridors* in the City's Comprehensive Plan, Land Use Chapter 3, describes a full planning process. Although this proposal does not involve Land Use Plan Map changes, this abbreviated subarea planning process provided opportunity for agency review, public notification, and public input on the process. This overlay, on directly adjacent parcels to the CC Core, supports the Employment Center vision.

2. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.

Staff Analysis: Staff has reviewed and processed (including providing notice and appropriate opportunities for public participation) the proposed amendment in accordance with 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 inadequacy of public facilities this proposal would create, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

Staff recommend approval of this proposal.

V. EXHIBITS

- A. City Council RES 2020-0029
- B. Map of Proposed CC3 Overlay Zone
- C. Policy LU 3.2 Centers and Corridors & Policy LU 3.4 Planning for Centers and Corridors
- D. SEPA Determination of Non-Significance & Checklist
- E. Agency Comment
- F. Public Comment (to date, August 5, 2020)

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

05/11/2020

Date Rec'd

4/29/2020

Clerk's File #

RES 2020-0029

Renews #**Cross Ref #****Project #****Bid #****Requisition #****Submitting Dept**

PLANNING

Contact Name/Phone

TIRRELL BLACK 6185

Contact E-Mail

TBLACK@SPOKANECITY.ORG

Agenda Item Type

Resolutions

Agenda Item Name

0650- RESOLUTION CC3 OVERLAY

Agenda Wording

A RESOLUTION directing City of Planning Services Department to conduct an abbreviated subarea planning process in an area adjacent to the North Foothills Center, as shown on the land use plan map, for the purposes of undertaking the

Summary (Background)

Council may authorize a process to consider amendments to the zoning map per SMC 17A.040.040; additionally, SMC 17G.020 allows council to initiate subarea planning actions with the adoption of a public participation plan.

Fiscal Impact

Grant related? NO

Public Works? NO

Budget Account

Neutral

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

Approvals**Dept Head**

MEULER, LOUIS

Division Director

CORTRIGHT, CARLY

Finance

ORLOB, KIMBERLY

Legal

PICCOLO, MIKE

For the Mayor

ORMSBY, MICHAEL

Council Notifications**Study Session\Other**

April 16, 2020

Council Sponsor

CM Burke/CM Cathcart

Distribution List

tblack@spokanecity.org

lmeuler@spokanecity.org

jrichman@spokanecity.org

jchurchill@spokanecity.org

Additional Approvals**Purchasing**

ADOPTED BY

SPOKANE CITY COUNCIL:

May 11, 2020
Lemi Hagg

CITY CLERK

RESOLUTION NO. 2020-0029

A RESOLUTION directing City of Spokane Neighborhood and Planning Services Department staff to conduct an abbreviated subarea planning process in an area adjacent to the North Foothills Employment Center, as designated on the land use plan map, for the purposes of undertaking the addition of CC-3 (Centers and Corridors Type 3) Zoning Overlay.

WHEREAS, Spokane's City Council may authorize a process to consider amendments to the zoning map per SMC 17A.040.040;

WHEREAS, Spokane's Municipal Code lays out a process for subarea planning which closely meets a zoning overlay adoption in SMC 17G.020 and allows council to initiate such subarea planning actions with the adoption of a public participation plan per SMC 17G.020.025(B)(3); and

WHEREAS, City of Spokane Planning Staff have been approached by two agencies who own property in the North Foothills area and have aggregated property in this area and have engaged in recent real estate transactions with the city to support their activities; and

WHEREAS, one such agency is Catholic Charities of Eastern Washington who with city and state support is endeavoring to build Gonzaga Haven, a publicly financed affordable housing community to serve families; and

WHEREAS, the other such agency is Spokane Public Schools District 81, in response to the McCleary Ruling, has been directed to expand its physical capacity for the education of children and has identified the need to provide more locations for middle school instruction and has identified a site in the North Foothills area for a Northside Middle School; and

WHEREAS, both of these proposals are adjacent to an area zoned CC1-EC (Centers and Corridors, Type1, Employment Center) and desire the expansion of the CC3 Overlay onto areas zoned LI (Light Industrial) which allows for more flexible development options and does not amend the existing Land Use Plan Map in the City's Comprehensive Plan or the Zoning Map; and

WHEREAS, CC3 Overlay is described in SMC 17C.122.020, Types of Centers/Corridors; CC3-Overlay Zone is applied as an additional zoning overlay and does not necessitate changing the base zoning or the Comprehensive Plan Land Use Plan Map designation for the area; and

WHEREAS, the City's Comprehensive Plan, Chapter 3, Land Use, *Goal 3.4, Planning for Centers and Corridors* describes a subarea planning process as the process designated to amend zoning surrounding an area designated on the Land Use Plan Map as a center; and

WHEREAS, On March 24, 2020, Governor Jay Inslee issued Emergency Proclamation 20-25 ("Stay Home – Stay Healthy") and Emergency Proclamation 20-28 (prohibiting in-person meetings at physical locations through at least April 23, 2020, and prohibiting public agencies from taking action on matters unless such matters are necessary and routine or are matters necessary to respond to the COVID-19 outbreak) requiring all people in Washington State to immediately cease leaving their home or place of residence except to conduct or participate in essential activities and/or for employment in essential business services; and

WHEREAS, pursuant to a March 25, 2020 Memorandum, Governor Jay Inslee issued guidance to the effect that certain construction activities qualified as essential including construction to further a public purpose related to a public entity or governmental function or facility, including but not limited to publicly financed low-income housing; and

WHEREAS, the Washington State Legislature has recognized that a housing shortage is currently in existence and has provided funding and direction for cities to undertake activities to increase residential capacity in E2SHB 1923 (2019) and SB 2343 (2020); and

WHEREAS, in light of the yet unknown but predicted strains on the economy by the COVID-19 response, the provision for housing services and the provision of education services will continue to be utmost importance to the community; and

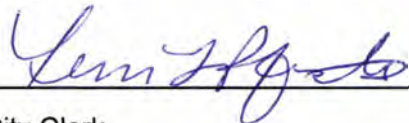
WHEREAS, a Map of the subject area, the proposed CC3-Overlay Expansion, and notification area is attached as Exhibit A; and

WHEREAS, a Public Participation Plan is attached as Exhibit B; and

WHEREAS, as prescribe in SMC 04.12.010, this Resolution does not represent a recommendation of the City Council or Plan Commission regarding a legislative action to adopt changes to the Spokane Municipal Code or the text or maps of the Comprehensive Plan;

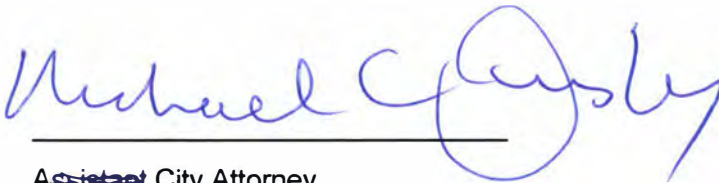
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL that staff are directed to engage in limited subarea planning around the North Foothills center.

ADOPTED by the City Council this 11th day of May, 2020.



City Clerk

Approved as to form:



Assistant City Attorney



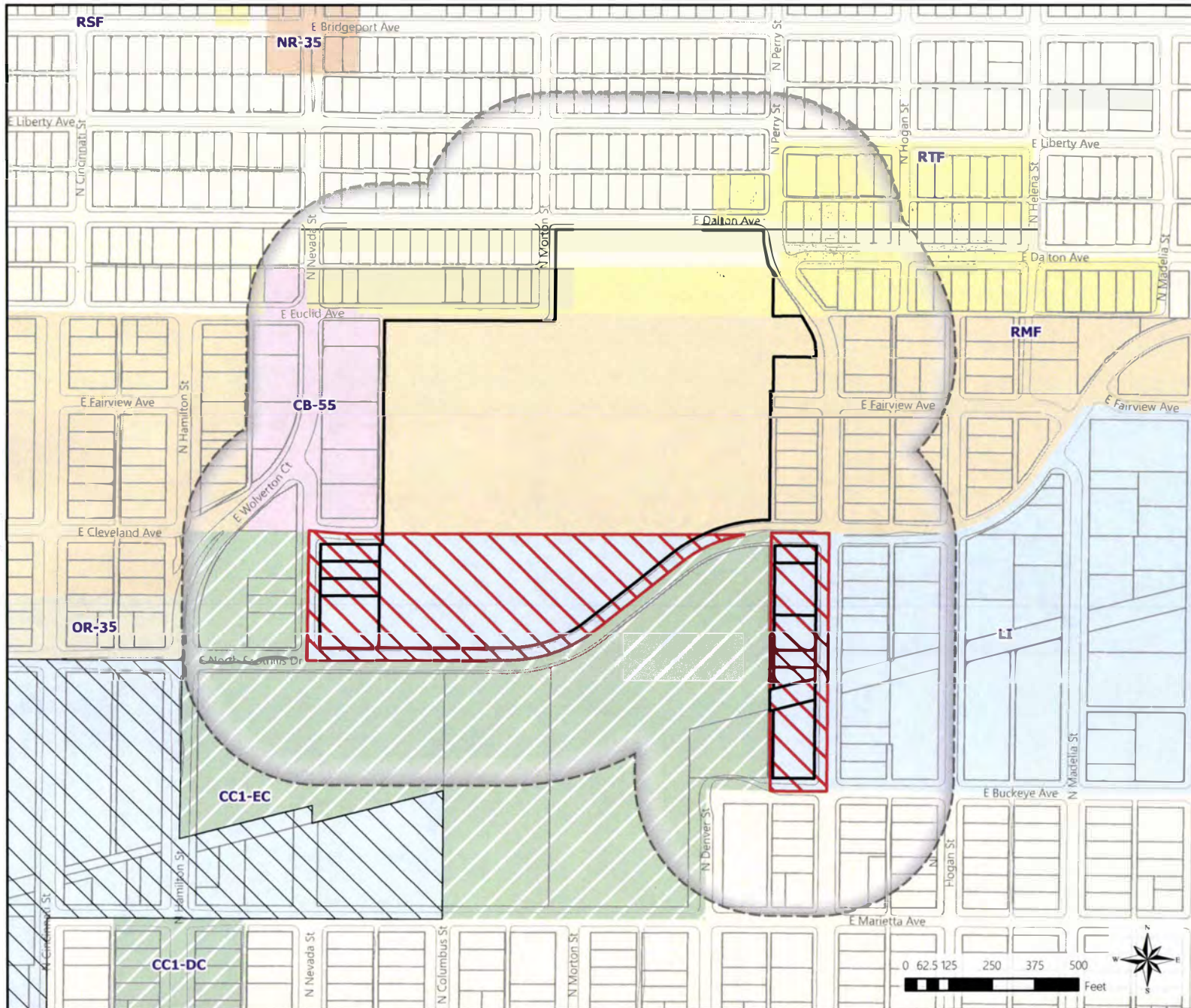
Proposed Overlay and Typical Notification Area

Abbreviated Subarea Planning--CC3 Overlay--North Foothills Employment Center

Drawing Date: 4/6/2020

Drawing Scale: 1:5,000

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.. For questions on the information provided herein, contact the City of Spokane, Department of Neighborhood and Planning.



LEGEND

- Proposed CC3 Overlay
- Affected Parcels
- 400-Foot Notification Area
- Other Parcels

CURRENT ZONING

- Center and Corridor Type 1
- Community Business
- Light Industrial
- Neighborhood Retail
- Office Retail
- Residential Multifamily
- Residential Single-Family
- Residential Two-Family
- CC3 Overlay

PROJECT LOCATION



Drawn by Kevin Freibott
Department of Neighborhood and Planning Services

Exhibit B

City of Spokane

Public Participation Plan

Abbreviated Subarea Planning in the North Foothills Area (2020)

Introduction

Through Resolution the City Council has directed Planning Staff to undertake an expedited subarea planning process in the vicinity of the North Foothills Employment Center as designated on the Land Use Plan Map for the purposes of exploring expanding CC-3 Zoning Overlay to permit more development flexibility in this area.

This Public Participation Plan describes the steps that the City will take to provide opportunities for public engagement and public comment. This plan recognizes that current guidelines for social distancing and conducting business during Covid-19 response will continue to evolve. This plan is a working document and will be adjusted as needed to provide for the greatest and broadest public participation.

1.0 Public Participation Goals

The overall goal of the City of Spokane's Public Participation Plan is to make the planning process accessible, inclusive, and engaging to stakeholders and all members of the public. Spokane Municipal Code Section 17G.020.080 Public Participation Program provides these goals for public participation:

- broad dissemination of proposals and alternatives;
- opportunity for written comments;
- public meetings after effective notice;
- provision for open discussion;
- communication programs;
- information services; and
- consideration of and response to public comments

2.0 Public Participation Opportunities

The City of Spokane is committed to providing multiple opportunities for public participation throughout the process. The City of Spokane will use a variety of communication tools to inform the public and encourage their participation.

2.1 Website

The City of Spokane will create a project webpage for the abbreviated North Foothills Subarea Plan where interested parties can access status updates, draft documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the Periodic Review process. The page will include who to contact for more information and an email link for questions and comments.

2.2 Mailed Notice

A mailed notice to property owners, taxpayers, and residents within 400-feet of the proposal will be notified by US Postal Service mailing. This will provide information about the proposal, a map, the SEPA status, a contact person at the city, a project website address for obtaining more information.

2.3 Email Communication

An email list of interested parties will be created, advertised and maintained by the City of Spokane. The list will be used to notify interested parties regarding Periodic Review progress and participation opportunities. Interested parties will be added to the list by contacting the Planning Department.

2.4 Open House (in person and/or online format)

The City will hold an Open House either in person or virtually to allow interested persons the opportunity to discuss the proposal.

2.5 Plan Commission and City Council

The Plan Commission will be the primary forum for review and recommendations to the City Council. Interested parties are encouraged to attend and provide comments during the Plan Commission deliberations and public hearings. Official notices will be published as established in the City of Spokane policy. The public will also have an opportunity attend a public hearing with the City Council prior to the City considering adoption of this proposal.

2.6 Comment

Interested parties will be encouraged to provide comments to the City of Spokane by letter or email. All comments will be provided to the Plan Commission and City Council following the public hearing process.

3.0 Public Participation Timeline

The following is a general timeline including anticipated public participation opportunities. A detailed timeline will be posted and kept updated on the project webpage.

Figure 1. City of Spokane Public Outreach Timeline for CC3 Overlay – timeline may be adjusted for Stay Home, Stay Health Proclamation



5.0 Public Comment Periods and Hearings

The Plan Commission will conduct a public comment period and at least one public hearing to solicit input on the Periodic Review. Mailed notice will provide the date and time of the Plan Commission Public Hearing. Public notice of all hearings will state who is holding the comment period and/or hearing, the date and time, and the location of any public hearing. Notices will be published per official policy and comply with all other legal requirements such as the Americans with Disabilities Act. The City Council will hold one public hearing for the purpose of considering this item.

Contacts

The contact for the City of Spokane CC3 Overlay is: Tirrell Black, AICP, Principal Planner,
City of Spokane, 808 W. Spokane Falls Blvd., Spokane, WA 99201 tblack@spokanecity.org (509) 625-6500

(end)

Expenditure Control Form

Ex A- CLK - RES - Resolutions - 5-11-2020



1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure: Goods ☐ Services ☐

Department:

Approving Supervisor:

Amount of Proposed Expenditure:

Funding Source:

Please verify correct funding sources. Please indicate breakdown if more than one funding source.

Why is this expenditure necessary now?

What are the impacts if expenses are deferred?

What alternative resources have been considered?

Description of the goods or service and any additional information?

Person Submitting Form/Contact:

FINANCE SIGNATURE:

CITY ADMINISTRATOR SIGNATURE:



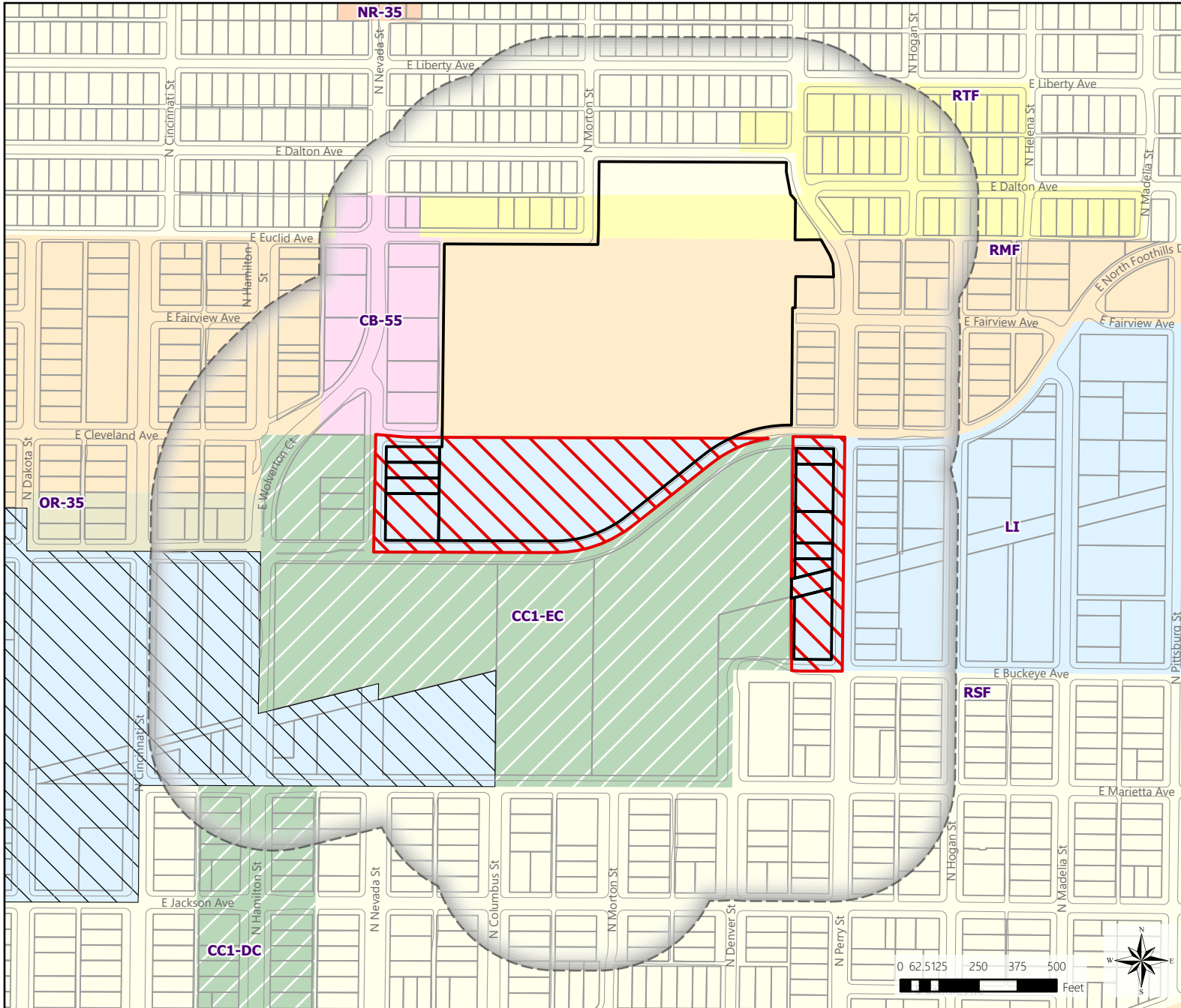
Proposed Overlay Area

Abbreviated Subarea Planning--CC3 Overlay--North Foothills Employment Center

Drawing Date: 5/27/2020

Drawing Scale: 1:5,531

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.. For questions on the information provided herein, contact the City of Spokane, Department of Neighborhood and Planning.



LEGEND

Proposed CC3 Overlay

Affected Parcels

400-Foot Notification

Other Parcels

CURRENT ZONING

Center and Corridor Type 1

Community Business

Light Industrial

Neighborhood Retail

Office Retail

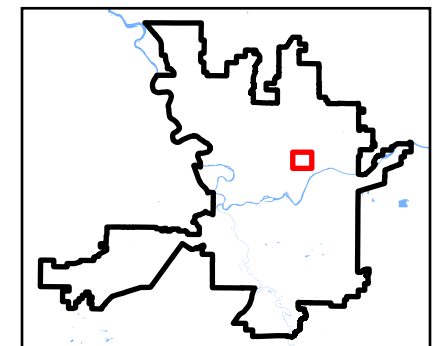
Residential Multifamily

Residential Single-Family

Residential Two-Family

CC3 Overlay

PROJECT LOCATION



Drawn by Kevin Freibott
Department of Neighborhood and Planning Services

Exhibit for North Foothills Employment Center CC3 Overlay

Comprehensive Plan Policies for Consideration

LU 3.2 Centers and Corridors Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.

Discussion: Suggested Centers are designated where the potential for Center development exists. Final determination is subject to a sub-area planning process.

Neighborhood Center

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

Businesses in the Neighborhood Center are provided support by including housing over ground floor retail and office uses. The highest density housing should be focused in and around the Neighborhood Center. Density is high enough to enable frequent transit service to a Neighborhood Center and to sustain neighborhood businesses. Housing density should decrease as the distance from the Neighborhood Center increases. Urban design guidelines for Centers and Corridors, located in the Spokane Municipal Code, are used to guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the Neighborhood Center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To identify the Center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the Neighborhood Center to be taller. Buildings up to three stories are encouraged in this area.

Attention is given to the design of the circulation system so pedestrian access between residential areas and the Neighborhood Center is provided. To be successful, Centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of Neighborhood Centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood Centers should be separated by at least one mile (street distance) or as necessary to

provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the Neighborhood Center, including the higher density housing surrounding the Center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the Neighborhood Center and may be up to 22 units per acre at the perimeter.

The following locations are designated as Neighborhood Centers on the Land Use Plan Map:

- Indian Trail and Barnes;
- South Perry;
- Grand Boulevard/12th to 14th;
- Garland;
- West Broadway;
- Lincoln and Nevada; and
- Fort George Wright Drive and Government Way.

District Center

District Centers are designated on the Land Use Plan Map. They are similar to Neighborhood Centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the District Center, including the higher density housing surrounding the Center, should be approximately 30 to 50 square blocks.

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

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

The following locations are designated as District Centers on the Land Use Plan Map:

- Shadle – Alberta and Wellesley;
- Lincoln Heights – 29th and Regal;
- Southgate;
- 57th and Regal;
- Grand District;

City of Spokane Comprehensive Plan Policies for discussion.

To view the whole Comprehensive Plan: <https://my.spokanecity.org/shapingspokane/comprehensive-plan/>

- Five Mile – Francis and Ash (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4); and
- NorthTown – Division and Wellesley (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4).

Employment Center

Employment Centers have the same mix of uses and general character features as Neighborhood and District centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the Center or on land immediately adjacent to the Center.

Employment Centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the Employment Center may be up to 44 dwelling units per acre. Surrounding the Center are medium density transition areas of up to 22 dwelling units per acre.

The following locations are designated as Employment Centers on the Land Use Plan Map:

- East Sprague – Sprague and Napa;
- North Foothills Employment Center;
- Maxwell and Elm; • Holy Family;
- North Nevada, between Westview and Magnesium; and
- Trent and Hamilton.

Corridors

Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor.

Within a Corridor there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a City of Spokane Comprehensive Plan Amended Jan 17, 2020 3-21 density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the Corridor. A variety of housing styles, apartments, condominiums, row houses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other Centers, Corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

The following locations are designated as Corridors on the Land Use Plan Map:

City of Spokane Comprehensive Plan Policies for discussion.

To view the whole Comprehensive Plan: <https://my.spokanecity.org/shapingspokane/comprehensive-plan/>

- North Monroe Street;
- Hillyard Business Corridor; and
- Hamilton Street Corridor.

Regional Center

Downtown Spokane is the Regional Center and is the primary economic, cultural and social center of the region. With the creation and development of the University District on the east end of Downtown, it is also a major academic hub with the collaboration of multiple institutions of higher education.

Downtown contains the highest density and intensity of land use, and continues to be a targeted area for additional infill housing opportunities and neighborhood amenities to create a more livable experience.

The following location is designated as the Regional Center on the Land Use Plan Map:

- Downtown Spokane

LU 3.4 Planning for Centers and Corridors Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

Discussion: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE**PROPONENT:** Spokane City Council

DESCRIPTION OF PROPOSAL: Extension of the CC3 Overlay Zone, involving an area of 3.06 acres, comprising 11 lots in the North Foothills Employment Center in northeast Spokane. Much of the adjacent area is zoned CC1-EC (Centers and Corridors, Type 1, Employment Center). The overlay zone is intended to allow development within zoned areas to take advantage of the opportunities allowed in the Type 1 and 2 centers and corridors. (See SMC 17C.122.020.) No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: See also attached map:

1. 1001 E. North Foothills Dr.
2. 2820 N. Nevada St.
3. 2824 N. Nevada St.
4. 2828 N. Nevada St.
5. 2717 N. Perry St.
6. Unassigned address, parcel 35092.2604
7. 2731 N. Perry St.
8. 2803 N. Perry St.
9. 2807 N. Perry St.
10. 2827 N. Perry St.
11. 2833 N. Perry St.

LEAD AGENCY: City of Spokane, Planning Services

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.

[X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on August 11, 2020 if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Planning Director

Phone: (509) 625-6096

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

Date Issued: July 13, 2020

Signature: 

DocuSigned by:

43FB9EB1B2494AF...

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is 5pm on August 11, 2020 (no action on this proposal will occur for at least 14 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

DISTRIBUTION LIST FOR NON-PROJECT DNS:

North Foothills CC3 Zoning Overlay

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot *
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis* **
- Integrated Capital Management, Attn: Katherine Miller * **
- Integrated Capital Management: Scotty Allenton* **
- Library Services, Attn: DT Circulation*
- Neighborhood & Business Services, Attn: Carly Cortright
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED, Attn: Wes Crago
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Joeline Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Tami Palmquist
- Planning Services, Attn: Louis Meuler
- Police Department, Attn: Sgt Chuck Reisenauer*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Street Operations, Attn: Bob Turner**
- Street Operations, Attn: Clint Harris**
- Street Operations, Attn: Greg Martin**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWWTP, Attn: Mike Coster**
- Water Department, Attn: Dan Kegley**
- Water Department, Attn: Jim Sakamoto**

County Departments

- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

Other Agencies

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

Hard Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)



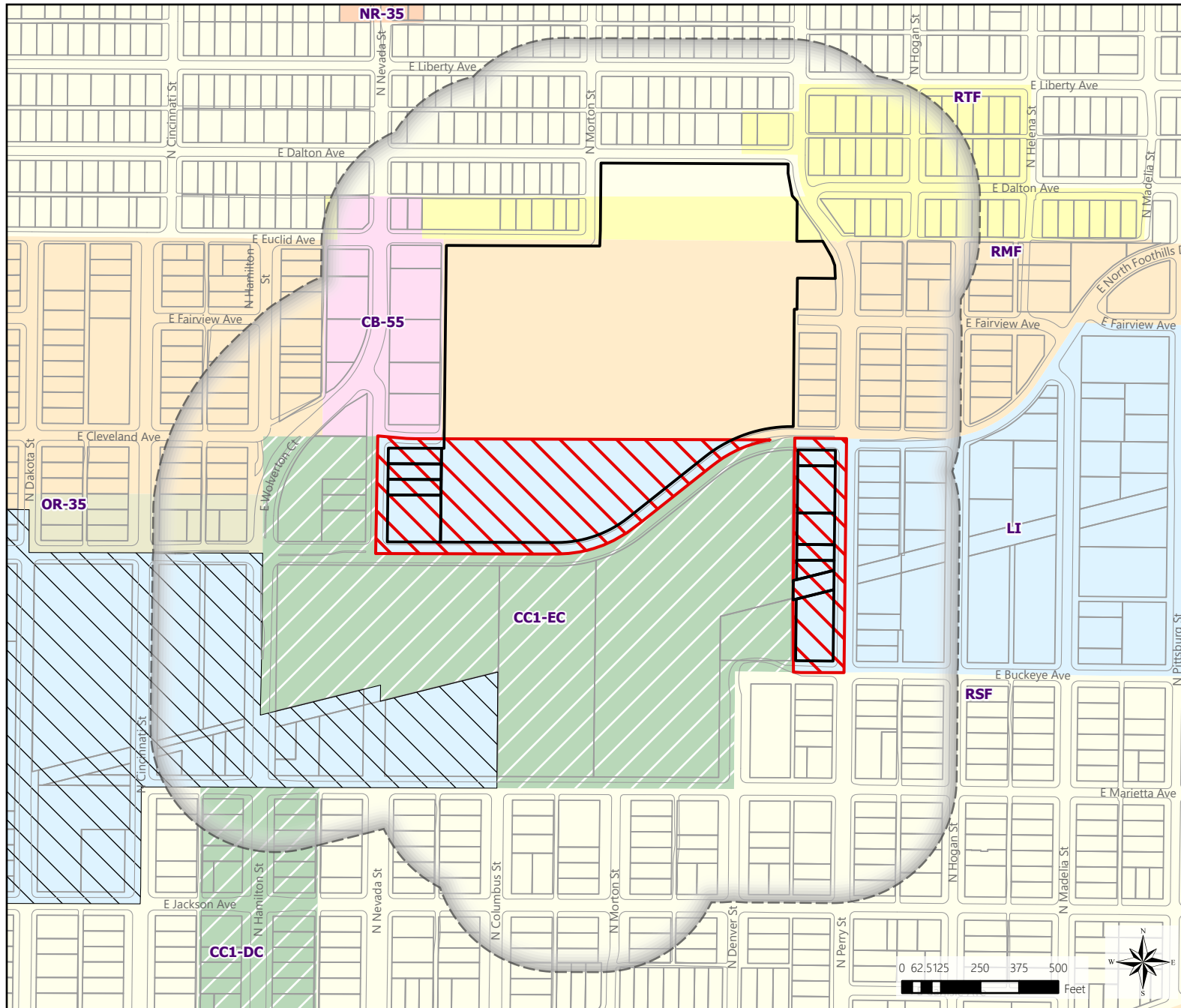
Proposed Overlay Area

Abbreviated Subarea Planning--CC3 Overlay--North Foothills Employment Center

Drawing Date: 5/27/2020

Drawing Scale: 1:5,531

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.. For questions on the information provided herein, contact the City of Spokane, Department of Neighborhood and Planning.



LEGEND

Proposed CC3 Overlay

Affected Parcels

400-Foot Notification

Other Parcels

CURRENT ZONING

Center and Corridor Type 1

Community Business

Light Industrial

Neighborhood Retail

Office Retail

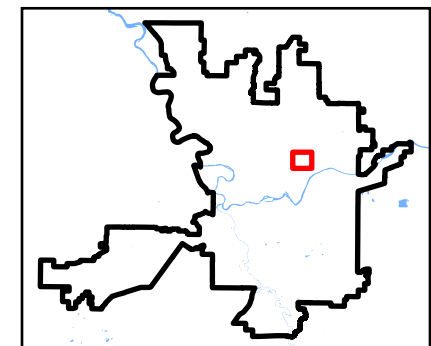
Residential Multifamily

Residential Single-Family

Residential Two-Family

CC3 Overlay

PROJECT LOCATION



Drawn by Kevin Freibott
Department of Neighborhood and Planning Services

Purpose of Checklist:

**Environmental
No. _____**

Checklist File

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, if applicable:

North Foothills Center CC-3 Zoning Overlay

2. Name of applicant:

City of Spokane

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

Kara Mowery, Neighborhood and Planning Services, 6th Floor, Spokane City Hall, 808 W. Spokane Falls Blvd, Spokane WA 99201-3329; (509) 625-6146

4. Date checklist prepared:

May 26, 2020

5. Agency requesting checklist:

City of Spokane, Department of Neighborhood and Planning Services

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

Spokane City Council passed a resolution (RES 2020-0029) directing staff to conduct this abbreviated subarea planning process on May 11, 2020. This process is anticipated to span four to five months, including a 30-day public comment period following SEPA determination, as well as a Spokane Plan Commission Hearing and approval from Spokane City Council. Completion of the process is anticipated for early fall 2020. This is a non-project action.

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

Not applicable; this is a non-project action.

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

Yes: the City of Spokane owns one parcel adjacent to this proposal, located on the southeast corner of the intersection of east North Foothills Drive and North Hamilton Street. The street address is 914 E. North Foothills Drive. The offices of the City of Spokane Water Department Administration are located on this property.

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

None.

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 for this proposal. For future project actions, SEPA review may occur accordingly.

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

Final approval from Spokane City Council will be needed to adopt this abbreviated subarea plan.

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.

This proposal is to extend the CC3 Overlay Zone, involving an area of 3.06 acres, comprising 11 lots in the North Foothills Employment Center in northeast Spokane. Much of the adjacent area is zoned CC1-EC (Centers and Corridors, Type 1, Employment Center). The overlay zone is intended to allow development within zoned areas to take advantage of the opportunities allowed in the Type 1 and 2 centers and corridors. (See SMC 17C.122.020.) Both types promote pedestrian-oriented development.

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

The proposal area is located near the intersection of East North Foothills Drive and North Nevada Street in northeast Spokane. The impacted area is bound by East Dalton Avenue to the north, North Perry Street to the east, East Buckeye Avenue to the south, and North Nevada Street/North Hamilton Street to the west. Within these bounds, there are 11 lots covering 3.06 acres which would be included in the CC3 Overlay Zone extension; the street addresses impacted are (see also attached map):

1. 1001 E. North Foothills Dr.
2. 2820 N. Nevada St.

3. 2824 N. Nevada St.
4. 2828 N. Nevada St.
5. 2717 N. Perry St.
6. Unassigned address, parcel 35092.2604
7. 2731 N. Perry St.
8. 2803 N. Perry St.
9. 2807 N. Perry St.
10. 2827 N. Perry St.
11. 2833 N. Perry St.

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 area lies with the Aquifer Sensitive Area, 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 insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Not applicable; 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. Note: this is a non-project action.

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

Not applicable; this is a non-project action.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use Only

1. Earth

a. General description of the site (circle one):
flat, rolling, hilly, steep slopes, mountains, other.

This is a non-project action, but GIS indicates that the proposal area is predominantly flat.

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

This is a non-project action, but GIS indicates that there are no slopes greater than 15%. The USDA Web Soil Survey indicates that more than half of slopes are below 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The soil type within the proposal is uniformly Garrison Gravelly Loam. The USDA Web Soil Survey classifies it as Urban land- Opportunity, disturbed complex.

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

None.

e. Describe the purpose, type, and approximate quantities of any filling or 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.

Not applicable; 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:

Not applicable; this is a non-project action.

2. Air

Evaluation for
Agency Use Only

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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:

Not applicable; this is a non-project action.

3. Water

Evaluation for
Agency Use Only

- a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes,

ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None.

- (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.

Not applicable; this is a non-project action.

- (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? Give general description, purpose, and approximate quantities if known.

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

- (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. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable; this is a non-project action.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Not applicable; this is a non-project action.

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.

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

4. Plants

Evaluation for
Agency Use Only

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

_____ Deciduous tree: *alder, maple, aspen, other.*

_____ Evergreen tree: *fir, cedar, pine, other.*

_____ Shrubs

_____ Grass

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

- 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.

5. Animals

Evaluation for
Agency Use Only

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: *hawk, heron, eagle, songbirds, other.* _____
mammals: *deer, bear, elk, beaver, other.* _____
fish: *bass, salmon, trout, herring, shellfish, other.* _____
other: _____

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

6. Energy and natural resources

Evaluation for
Agency Use Only

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

- 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:

Not applicable; this is a non-project action.

7. Environmental healthEvaluation for
Agency Use Only

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not applicable; this is a non-project action.

- (1) Describe special emergency services that might be required.

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

- b. NOISE:

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

Not applicable; this is a non-project action.

- (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.

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

Not applicable; this is a non-project action.

8. Land and shoreline useEvaluation for
Agency Use Only

- a. What is the current use of the site and adjacent properties?

Currently located within the proposal site and surrounding North Foothills area are a fire station, approximately four small warehouses, and the playfields belonging to Gonzaga Preparatory School. The easterly portion is mostly a mix of single- and multi-family residential along with some light industrial/commercial. Within the broader area, Residential Single Family occupies most lots to the north, east, west, and

south. The proposal will allow more types of uses in the impacted areas, but will not disallow existing uses.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

This is a non-project action; any potential changes to existing structures may be analyzed under future project action proposals. The four properties along North Nevada Street/East North Foothills Drive contain a fire house and two small warehouse-style buildings; one property is vacant. The seven properties along North Perry Street contain a mix of residential and light industrial buildings. Development in the area is characterized by low building heights, a mix of building ages- some dating back to the early 1900s- and a range of parcel sizes, with many small parcels remaining from when the area was originally platted.

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

Not applicable; this is a non-project action.

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

The proposal area is currently zoned Light Industrial. Under this proposal, the current classification will continue, but allowed uses are expanded to all allowed within CC1 and CC2 zones, including commercial and residential uses. Other zoning types within the vicinity include Center and Corridor Type 1- Employment Center, Community Business, Office Retail, and two types of Residential.

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

The proposal area is designated on the Comprehensive Plan- Land Use Plan Map as Center and Corridor Core- Employment Center.

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

Not applicable.

- h. Has any part of the site been classified as a critical area? If so, specify.

Yes, the entire proposal area is within the critical aquifer recharge area (CARA).

- 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?

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

9. Housing

Evaluation for
Agency Use Only

- 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. However, if the CC3 Overlay is added to this area, residential development will be permitted.

- 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.

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

Not applicable; this is a non-project action.

10. Aesthetics

Evaluation for
Agency Use Only

- 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:

Not applicable; this is a non-project action. The proposal would require that any site developers who choose to “opt-in” to CC1 or CC2 zoning would be subject to the development and design review standards of the relevant zone.

11. Light and Glare

Evaluation for
Agency Use Only

- 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?

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

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

Not applicable; this is a non-project action.

12. Recreation

Evaluation for
Agency Use Only

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

Not applicable; this is a non-project action.

- 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:

Not applicable; this is a non-project action.

13. Historic and cultural preservation

Evaluation for
Agency Use Only

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known places or objects within or next to the proposal area that are listed on, or proposed for, national, state, or local preservation registers.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

No known cultural features or areas of cultural importance within the proposal area.

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

Not applicable; this is a non-project action.

14. Transportation

Evaluation for
Agency Use Only

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The proposal area is within a developed part of the City of Spokane, covered by an existing street grid. The area is centered on East North Foothills Drive, an east-west minor arterial. The proposal would not alter any access to the existing street system, as it is a non-project action.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, the geographic area of the proposal is currently served by Spokane Transit Authority routes 27 and 26/28.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

Not applicable; this is a non-project action. Project actions may include review of these facilities at time of permit.

- e. Will the project 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? If known, indicate when peak would occur.

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

Not applicable; this is a non-project action. Project actions may include review of vehicle trip generation at the time of permit.

- g. Proposed measures to reduce or control transportation impacts, if any:

Not applicable; this is a non-project action.

15. Public services

Evaluation for
Agency Use Only

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, healthcare, schools, other)? If so, generally describe.

Not applicable; this is a non-project action.

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

Not applicable.

16. Utilities

Evaluation for
Agency Use Only

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.*

The proposal geographic area is fully served with urban utilities.

- 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: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

- ☐ A. there are no probable significant adverse impacts and recommends a Determination of 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 is a zoning overlay, and would not itself cause an increase in discharges to water, emissions to air, the production and storage of toxic or hazardous substances, or noise.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

This proposal is a zoning overlay, and will not directly affect plants and animals.

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

Not applicable.

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

The proposal is a zoning overlay and will not deplete energy or natural resources.

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

Not applicable.

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 proposal is a zoning overlay and will not directly affect environmentally sensitive areas or areas designated for governmental protection. At time of development proposals, these impacts would be analyzed under SEPA.

It is noted that the proposal area is partially located within a Special Well Head Capture Zone, and is near a Well Buffer Zone for two City of Spokane wells located south of East North Foothills Drive.

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

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal has been developed to work in conjunction with the Spokane Comprehensive Plan - Land Use Plan Map. Development occurring as a results of changes recommended in the proposal will be subject to standards in the Comprehensive Plan, and implementing regulations set forth in the Spokane Municipal Code.

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

No additional measures are proposed.

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

This proposal is for the extension of a zoning overlay and will not directly increase demands on transportation, public services and utilities.

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

Not applicable.

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

The proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.

C. SIGNATURE

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

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

- A. ☐ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. ☐ probable significant adverse 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.



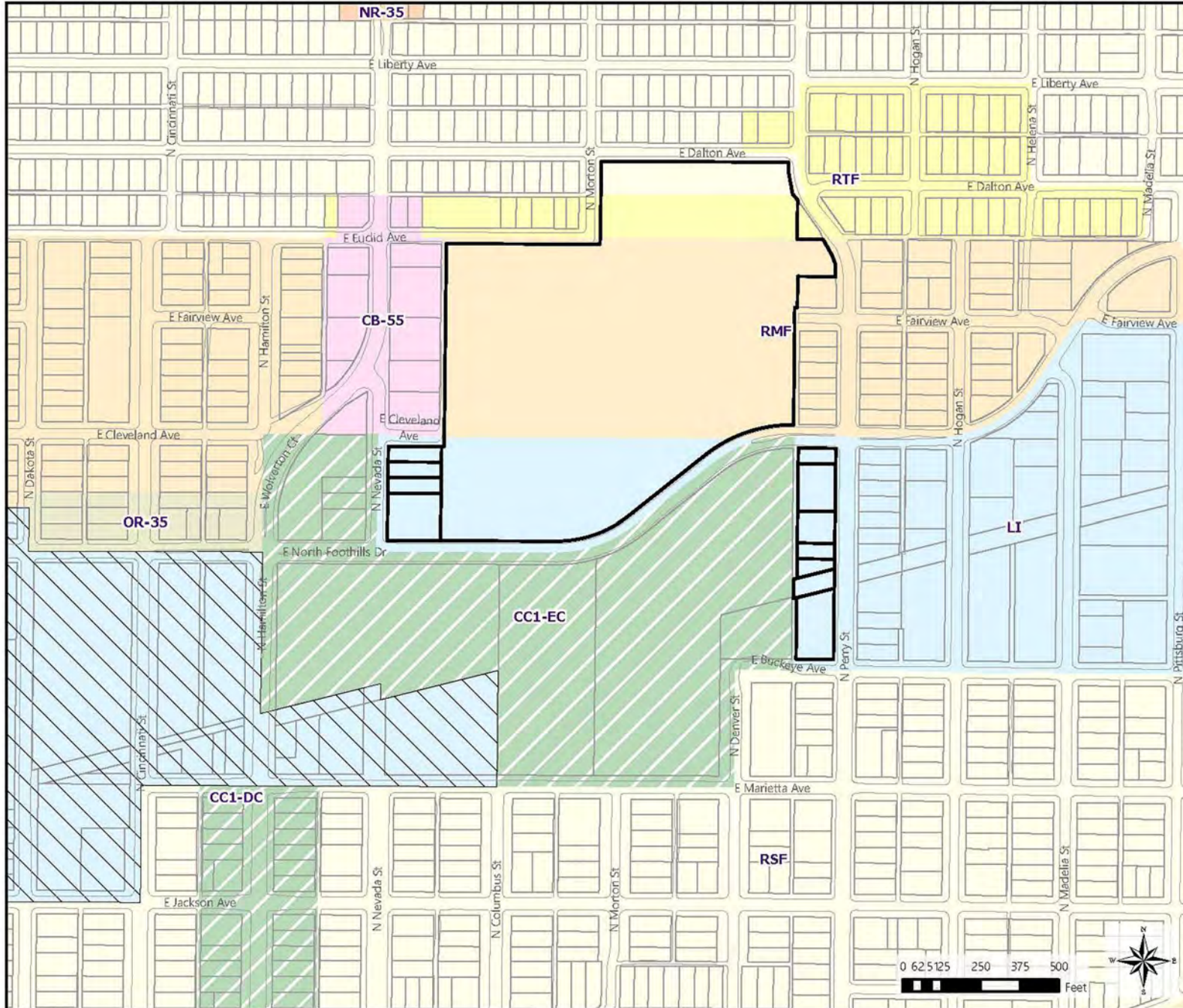
Existing Zoning

Abbreviated Subarea Planning--CC3 Overlay--North Foothills Employment Center

Drawing Date: 5/27/2020

Drawing Scale: 1:5,531

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. For questions on the information provided herein, contact the City of Spokane, Department of Neighborhood and Planning.



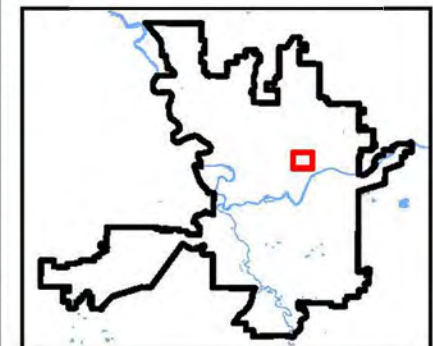
LEGEND

- Affected Parcels
- Other Parcels

CURRENT ZONING

- Center and Corridor Type 1
- Community Business
- Light Industrial
- Neighborhood Retail
- Office Retail
- Residential Multifamily
- Residential Single-Family
- Residential Two-Family
- CC3 Overlay

PROJECT LOCATION



Drawn by Kevin Freibott
Department of Neighborhood and Planning Services

7/8/2020

Planned Bicycle Improvements in the CC3 Overlay in the North Foothills Area

Two primary bicycle routes, North Foothills Drive and Perry Street, are identified by the City of Spokane's Bicycle Master Plan in the proposed CC3 Overlay Zone. As part of the Bicycle Master Plan, these routes are adopted into the City's Comprehensive Plan. In addition, the City's Bicycle Advisory Board has commented on proposed street vacations within the overlay zone. Recent student and neighborhood-level projects have also recommended additional bikeway improvements for consideration within the zone.

Bicycle Master Plan

The Bicycle Master Plan identifies two primary bike routes through the proposed overlay zone, on North Foothills Drive and on Perry Street. Both routes are identified as medium-traffic shared streets for biking. This classification indicates desirable routes for transportation connectivity by bicycle, in shared vehicular traffic lanes with medium traffic volumes and speeds.



Figure 1: Bicycle Master Plan in Study Area

6-Year Streets Plan Projects:

The City of Spokane's 6-Year Streets Plan includes the following projects in the study area:

Hamilton Street Corridor Enhancement Project – 2019 – 2021

- Full-Depth Reconstruction
- Construct traffic signal modifications to accommodate protected or protected/permitted signal phasing for left-turn movements and to improve coordination and traffic flow.

Perry Street Arterial Maintenance – Illinois to Bridgeport - 2023

- Asphalt Grind and Overlay

7/8/2020



Figure 2: 6-Year Comprehensive Streets Plan Projects, 2021-2026

Additional Public Comments and Feedback:

Recent feedback from City boards, student design projects, and neighborhood councils have identified additional considerations for bicycle routes and connectivity in the study area. These recommendations are worth noting but have not been adopted by the City as policy or in City plans.

Bicycle Advisory Board Feedback

In reviewing the proposed vacation of Nevada Street north of North Foothills Drive, the Bicycle Advisory Board recommended maintaining on-street bicycle facilities or a 12-foot wide, publicly accessible shared use path connect north-south through the vacated portion of Nevada Street. These provisions seek to maintain connectivity between neighborhoods northwest of this street segment to the bicycle route on North Foothills Drive. The board also recommended maintaining public access to the gate at the end of Cleveland Avenue on the west side of Gonzaga Prep's playfields. The board passed a motion in support of these recommendations.

Gonzaga Senior Design Studio 2020 – Project Concepts, Northeast Spokane Active Transportation

In the 2019-2020 school year, a senior design studio in civil engineering at Gonzaga University studied active transportation improvements for Northeast Spokane. The team conducted an analysis of Northeast Spokane road segments, scoring each street segment in the area based on measures of safety, equity and connectivity. Key traffic characteristics such as crash rates, traffic volumes and speeds factored into this scoring process. Based on this analysis, four focus projects were selected.

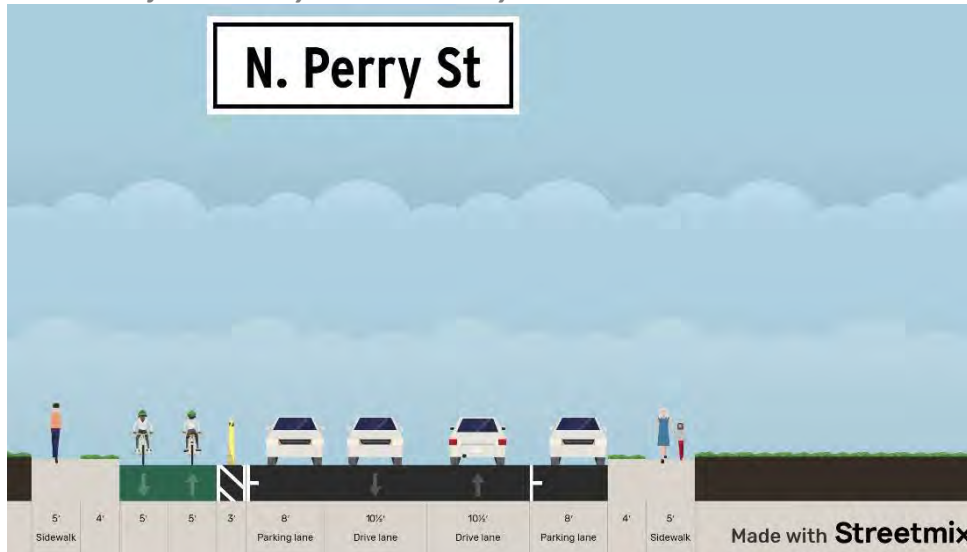
7/8/2020

Two of these projects pass through the proposed CC3 Overlay Zone, on North Foothills Drive and on Perry Street. Both projects included layouts for protected bike lanes on these streets, shown below. These layouts are informed by guidance from the Federal Highway Administration and the National Association of City Transportation Officials, as well as by Dutch design practice based on a month-long engineering study-abroad course in the Netherlands taken by the team in summer 2019. Additional feedback on these designs was provided by the Logan Neighborhood Council and the Spokane Active Transportation advocacy group, SpokAT.

Student Project 1 – North Foothills Drive Protected Bike Lanes*



Student Project 2 – Perry Street Two-Way Protected Bike Lane



*These student projects are conceptual only and have not been adopted as City policy.

Logan Neighborhood Council Traffic Calming Proposal

In the 2020 Traffic Calming application cycle, the Logan Neighborhood Council identified bike lanes on North Foothills Drive as their Priority 2 traffic calming project, as follows:

“Restripe North Foothills Dr from two automotive lanes in each direction to one automotive lane in each direction with a center turn lane and striped bike lanes (i.e. continuing the current striping configuration on Buckeye Ave). This would resolve multiple issues cited by neighborhood residents: 1) Provide traffic calming (especially speed reduction) on North Foothills 2) Reduce vehicle vs vehicle crashes (especially rear-ends and side-swipes) on North Foothills 3) Improve left turning movements (especially in and out of Yoke's Fresh Market) 4) Create a designated right-of-way for people biking (closing existing gap between Buckeye bike lanes and Mayfair/Lidgerwood/Addison bikeway and improving cycling access to Yoke's) 5) Create a buffer between automotive traffic and pedestrian traffic (current sidewalks are narrow and not detached) 6) Improve pedestrian and cycling crossings of North Foothills (currently a 0.6 mile gap between the signals at Ruby and Hamilton) by eliminating the "double threat" crossing risk 7) Pave the way for future improvements such as pedestrian (sic) refuge islands at high-demand crossing sites.”

Summary

The Bicycle Master Plan identifies these streets as medium-traffic shared routes providing bicycle connectivity to destinations in the neighborhood. Although the Bicycle Master Plan does not recommend new bikeway facilities for these routes at this time, amendments to the plan may be considered at a future time based on recent feedback and following additional public process.

From: [Note, Inga](#)
To: [Black, Tirrell](#)
Cc: [Meuler, Louis](#); [Mowery, Kara](#)
Subject: RE: Hamilton Foothills proposed CCE Zoning Overlay
Date: Tuesday, June 23, 2020 3:54:32 PM

Tirrell,

We don't normally require detailed traffic studies for projects within the more developed part of the city. We are already improving the Hamilton Street corridor by rebuilding all of the traffic signals this year. So the intersection of Hamilton/Foothills will be upgraded with protected-permitted phasing. This will reduce the congestion and provide safer signal phasing for pedestrians.

Once Spokane Public Schools has developed a site plan we will discuss the routing of school buses, parent drop-off, and walkers to and from the site. We can include the route to and from the Catholic Charities building in this analysis too.

Thanks,
Inga

From: Black, Tirrell <tblack@spokanecity.org>
Sent: Tuesday, June 23, 2020 2:11 PM
To: Note, Inga <inote@spokanecity.org>
Cc: Meuler, Louis <lmeuler@spokanecity.org>; Mowery, Kara <kmowery@spokanecity.org>
Subject: FW: Hamilton Foothills proposed CCE Zoning Overlay

Hi Inga,

I didn't get any agency comment back yet on this. Today is the "final day" for agency comments. From conversation, I understand that there is not a need for traffic study in this area, but if there is any more pertinent information that I could put into the record that would be helpful.

Tirrell Black
Planner, Neighborhood & Planning Services
City of Spokane
509-625-6185
tblack@spokanecity.org

From: Bemiss Neighborhood <bemissneighborhood@gmail.com>
Sent: Tuesday, June 23, 2020 9:58 AM
To: Mowery, Kara <kmowery@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>; Meuler, Louis <lmeuler@spokanecity.org>
Cc: Loren Schubring <loganspokanechair@gmail.com>; Tim Benn <chair.minnehaha@gmail.com>; Minnehaha Secretary <minnehaha.secretary@gmail.com>; Burke, Kate M. <kateburke@spokanecity.org>; Cathcart, Michael <mcathcart@spokanecity.org>; Kathryn Alexander (bemissneighborhood@gmail.com) <bemiss.neighborhood@gmail.com>; Charles Hansen <charles_hansen@prodigy.net>; Donna Fagan <donnaf34@gmail.com>; Karen Reichardt <dkreichardt@gmail.com>; District One <districtoneschair@gmail.com>; Gwinn, Nathan <ngwinn@spokanecity.org>

Subject: Hamilton Foothills proposed CCE Zoning Overlay

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Per request for comment, attached is a letter of comment submitted on behalf of the Bemiss Neighborhood Council.

Best,

Marlene Maurer & Donna Fagan, Co-Chairs

--

Marlene Maurer - 509-484-7389

Bemiss Co-Chair

Donna Fagan - 509-599-3035

Bemiss Co-Chair

Kathryn Alexander - 509-934-5930

Bemiss Community Assembly Representative

<http://bemiss.spokaneneighborhoods.org>

<http://facebook.com/BemissNC>

~"You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete." ~ *Buckminster Fuller*

From: [Black, Tirrell](#)
To: [Mowery, Kara](#)
Subject: FW: SEPA Request for Comments for N Foothills Area CC3 Overlay Zone Extension Proposal
Date: Wednesday, June 17, 2020 8:43:15 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Tirrell Black
Planner, Neighborhood & Planning Services
City of Spokane
509-625-6185
tblack@spokanecity.org

From: Van Gelder, Christopher <cvangelder@spokanecity.org>
Sent: Thursday, June 11, 2020 12:05 PM
To: Black, Tirrell <tblack@spokanecity.org>
Subject: RE: SEPA Request for Comments for N Foothills Area CC3 Overlay Zone Extension Proposal

Good afternoon,

I checked all of the parcels in the request and there are **no** LID's associated with any of the parcels.

Thanks!



Chris Van Gelder | Treasury Accounting Clerk
509.625.6091 | spokanecity.org

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW

From: Bishop, Stephanie <sbishop@spokanecity.org>
Sent: Tuesday, June 9, 2020 6:58 PM
To: 92CES.CEN.CommunityProjCoord@us.af.mil; Abrahamson, Randy <randya@spokanetribe.com>; Barlow, Lori <lbarlow@spokanevalley.org>; Basinger, Mike <mbasinger@spokanevalley.org>; Becker, Kris <kbecker@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave <dave.byus@avistacorp.com>; Coster, Michael <mcoster@spokanecity.org>; Crago, Wes <wcrago@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; DNR Aquatics <dnrrealeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Environmental Review <SEPAUNIT@ECY.WA.GOV>; Figg,

Greg <FiggG@wsdot.wa.gov>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Gunderson, Dean <dgunderson@spokanecity.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Harsh, Dave <dave.harsh@dnr.wa.gov>; Howell, Gordon <ghowell@spokanetransit.com>; Hughes, Rick <rhughes@spokanecity.org>; Istrate, David <dcistrate@spokanecounty.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; jhacker-brumley@spokanelibrary.org; John Conklin <jconklin@spokanecleanair.org>; Johnson, Candy <CandyJ@spokaneschools.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Jones, Garrett <gjones@spokanecity.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; Kaehler, Gretchen <gretchen.kaehler@DAHP.wa.gov>; Kay, Char <kayc@wsdot.wa.gov>; Kegley, Daniel <dkegley@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Kokot, Dave <dkokot@spokanecity.org>; Leslie King <leslie.king@dfw.wa.gov>; Limon, Tara <tlimon@spokanetransit.com>; Martin, Greg <gmartin@spokanecity.org>; McCann, Jacob <jmca461@ecy.wa.gov>; McClure, Jeff <jmcclure@cheneysd.org>; Melvin, Val <vmelvin@spokanecity.org>; Meyer, Eric <emeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, David <dmoo461@ecy.wa.gov>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Myhre, Randy <randy.myhre@avistacorp.com>; Neighborhood Services <Neigh_Svcs@SpokaneCity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Nyberg, Gary <GNYBERG@spokanecounty.org>; Owen, Melissa <mowen@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Peacock, William <wpeacock@spokanecity.org>; Pederson, John <JPederson@spokanecounty.org>; Pruitt, Larissa <larissa.pruitt@avistacorp.com>; Quinn-Hurst, Colin <cquinnhurst@spokanecity.org>; Raymond, Amanda <arraymond@bpa.gov>; Reisenauer, Chuck <creisenauer@spokanepolice.org>; Renee Kinnick <Renee.Kinnick@dfw.wa.gov>; Richman, James <jrichman@spokanecity.org>; Robertson, Renee <rrobertson@spokanecity.org>; Sakamoto, James <jsakamoto@spokanecity.org>; Savage, Paul <psavage@srhd.org>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; Sherve, Jon <jsherve@srhd.org>; Simmons, Scott M. <smsimmons@spokanecity.org>; Spokane Library <dtcirc@spokanelibrary.org>; Steele, David <dsteale@spokanecity.org>; Stewart, Ryan <rstewart@srtc.org>; Treasury Accounting <treasuryaccounting@spokanecity.org>; Warfield, Paul <pwarfield@spokanecity.org>; Weinand, Kathleen <kweinand@spokanetransit.com>; Weingart, LuAnn <luann.weingart@avistacorp.com>; Wendle, Ned <ned.wendle@mead354.org>; Westby, April <awestby@spokanecleanair.org>; Windsor, Scott <swindsor@spokanecity.org>; Wright, Phil <philw@spokaneschools.org>
Cc: Mowery, Kara <kmowery@spokanecity.org>
Subject: SEPA Request for Comments for N Foothills Area CC3 Overlay Zone Extension Proposal

Good Evening,

Please find attached the Request for Comments, Environmental Checklist, and maps for the following proposal:

Project Name: North Foothills Area CC3 Overlay Zone Extension Proposal

Please direct any questions or comments to Principal Planner, Tirrell Black, at

tblack@spokanecity.org.

Thank you,



Stephanie N Bishop | Neighborhood & Planning Services | Clerk III
509.625.6244 | fax 509.625.6013 | sbishop@spokanecity.org



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June 23, 2020

Planning and Development Services
Attn: Kara K. Mowery, *Assistant Planner I*
City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201

Re: Hamilton Foothills proposed CCE Zoning Overlay

To Whom it May Concern:

Bemiss Neighborhood Council was notified of a request for public comment regarding a proposed zoning overlay for the areas surrounding North Hamilton and East Foothills due to a request for review by Catholic Charities and School District 81. Your notice indicates both institutions are in the process of obtaining property in the area. Although not identified in your notification, we have received anecdotal information that the following is being proposed for this area:

1. School District 81 is proposing to build a new middle school on the current city property directly to the south across Foothills from Gonzaga Prep.
2. Catholic Charities is proposing to build a 96-unit apartment complex on the city lot at the northeast corner of Foothills and Hamilton. We have also heard that Gonzaga Prep students will be involved in a mentoring program for children residing within the new apartment complex.

Our neighborhood council is writing to you for the following reasons:

1. We wish to emphasize that because of the current housing crisis in Spokane, we strongly endorse the development of additional housing available to our residents. We also feel compelled to share with you the community concerns we are hearing regarding placing such a large housing complex in this congested area. The safety concerns expressed for all future residents of the complex (most especially children) who will be trying to navigate street crossings is of particular concern to those living and driving in this area. Adding the future traffic which will be created by a new middle school will surely compound the risk for commuters and pedestrians in this corridor.
2. We are assuming that in depth traffic studies and planning will accompany any planning efforts prior to development of this corridor. We can only imagine that the safety of 96 families and middle school students arriving in the area by any transportation mode as well as commuters needing this corridor to travel to work have received the highest level of consideration in this planning process. Unfortunately, we have no information to respond to concerns expressed by our residents.
3. In addition to the traffic danger and congestion, comments have been expressed regarding the apparent lack of green space or any space that will allow children residing in this complex to be outdoors. 96 households will certainly translate into a large area need to promote healthy childhood development.
4. How will increased traffic and residents impact the functioning of the fire station located on East Foothills adjacent to the proposed housing unit and near a new middle school? Will response access be impacted? Will there be adequate personnel and equipment to respond to the additional population levels?
5. And finally, we are unsure as to how to respond to questions about loss of businesses in this proposed development area.

Again, as members of this adjacent community, we wish to be clear that we acknowledge the importance of the development of safe and affordable housing. We also know that our schools must expand to meet mandated teaching ratios and support the efforts for our school district to successfully accomplish this. What will be difficult

to support, will be construction of any complex that is of a size that places our residents (current and future) at risk. We are very hopeful these concerns have already been identified, studied, and plans are well designed that would address the concerns we are hearing.

Our council's leadership is comprised of community volunteers who wish to be good stewards of information and supportive of projects that contribute to the betterment of our residents. We would greatly appreciate information that allows us to do so. We would welcome a presentation venue or document that would provide such information for our residents. It is indeed difficult to be responsive when we are trying to respond without concrete information.

We appreciate your consideration and hope any development efforts will be set forth with transparency to and in partnership with the impacted community stakeholders. Thank you in advance for hearing our concerns and for taking steps to address our housing and educational needs.

Sincerely,
Bemiss Neighborhood Council Executive Committee
(Marlene Maurer & Donna Fagan, Co-Chairs)

cc: Logan Neighborhood Council
Minnehaha Neighborhood Council
Kate Burke, District One Council Representative
Michael Cathcart, District One Council Representative
Louis Meuler, Interim Director, Office of Neighborhood Planning, City of Spokane
Terrill Black, Planner, Neighborhood and Planning Services, City of Spokane