



2023/2024 Comprehensive Plan Amendments

STAFF REPORT FOR FILE Z24-105COMP (SOUTH LOGAN TOD)

Department of Neighborhood and Planning Services

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

I. PROPERTY SUMMARY

Parcel(s):	Multiple, See Exhibit J
Address(es):	Multiple, See Exhibit J
Property Size:	Approximately 361 acres
Legal Description:	Multiple
General Location:	South Logan Subarea, which is generally bounded by E Augusta Avenue and E Indiana Avenue on the north, N Perry Street and the Spokane River on the east, the Spokane River on the south, and N Lidgerwood Street on the west.
Current Use:	Varies, including commercial, residential, institutional, and public uses.

II. APPLICANT SUMMARY

This application is a city-sponsored proposal.

Staff contact	KayCee Downey, Planning Services, kdowney@spokanecity.org
Property Owner:	Multiple

III. PROPOSAL SUMMARY

Current Land Use Designation:	Multiple, See Exhibit B
Proposed Land Use Designation:	Multiple, See Exhibit B
Current Zoning:	Multiple, See Exhibit C
Proposed Zoning:	Multiple, See Exhibit C
SEPA Status:	A Final Environmental Impact Statement (FEIS) was adopted as part of the South Logan TOD planning process on January 29, 2024. ¹ The proposed land use and zoning changes are consistent with the FEIS, with mitigation already identified for the potential

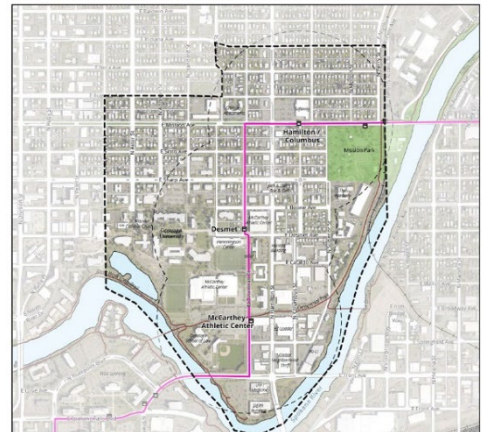
¹ RES 2024-0015

	development. As such, a separate SEPA threshold determination is not required for this proposal.
Plan Commission Hearing Date:	October 9, 2024
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

1. **General Proposal Description:** Pursuant to the procedures established by Spokane Municipal Code (SMC) 17G.020, enabled by Revised Code of Washington (RCW) 36.70A.130, the City of Spokane proposes to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) of numerous properties within the South Logan Subarea from “Residential Low”, “Residential Moderate”, “Institutional”, “General Commercial”, “Center and Corridor Transition Area”, and “Center and Corridor Core Area” to “Residential Moderate”, “Residential High”, “Institutional” and “Center and Corridor Core Area”. The exact mix of proposed land use plan map designations is shown in **Exhibit B**.

The South Logan TOD Project was initiated by the City in early 2022 to support more connectivity and livability in the South Logan Subarea for the community, businesses, and organizations in the Logan Neighborhood. Three City Line stations are located within the subarea, with a mix of uses existing within the area, including residential, commercial, and universities as well as a mix of zones including Center and Corridor and Spokane’s only pilot Form-Based Code. Throughout a 20-month planning process, which included the development and review of four project alternatives, a range of subject matter experts and community members provided input towards the Preferred Alternative, off which the [South Logan TOD Plan](#) and [FEIS](#) were based. The South Logan TOD Plan and FEIS were recommended for approval by the Spokane Plan Commission on December 13, 2023 and were ultimately approved through Resolution by City Council on January 29, 2024. The intent of this proposal is to implement the South Logan TOD Plan².



The South Logan Subarea extends North to Indiana Avenue and South to the river, and includes Mission Park, Gonzaga University, and portions of Mission Avenue and Hamilton Street.

2. **Site Description and Physical Conditions:** The proposal represents the entire South Logan Subarea, an area of approximately 361-acres generally bounded by E Augusta Avenue and E Indiana Avenue on the north, N Perry Street and the Spokane River on the east, the Spokane River on the south, and N Lidgerwood Street on the west. The Subarea includes existing residential, commercial, institutional, and public uses, as well as vacant properties.
3. **Property Ownership:** All proposed changes would occur within the South Logan Subarea, which includes approximately 604 parcels owned by numerous individuals and entities. All property owners of record in the Subarea were informed of the proposal during the South Logan TOD Plan planning

² Spokane City Council Resolution 2024-0015

Notice of Application Posted	June 10, 2024
Plan Commission Workshop	June 12, 2024
East Central Neighborhood Council Presentation	July 17, 2024
60-Day Public Comment Period Ended	August 9, 2024
Notice of Public Hearing Posted	September 25, 2024
Plan Commission Hearing Date (Scheduled)	October 9, 2024

Comments Received: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details, on May 7, 2024. By the close of the agency comment period on May 22, 2024, two comments were received. The Spokane Tribe of Indians Tribal Historic Preservation Office noted that if and when development occurs, any inadvertent discoveries would require collaboration with their office. Of note, any future projects submitted under the recently approved South Logan TOD Planned Action Ordinance, which covers the geographic area proposed for land use plan map designation amendments and corresponding rezones, would be required to have an Inadvertent Discovery Plan in place. The City of Spokane Wastewater Management Department submitted comments requesting analysis of increased wastewater flow generation. That analysis of wastewater and capacity was conducted as part of the Environmental Impact Statement conducted during the South Logan TOD Plan development, details of which have been forwarded to the Wastewater Department.

The Logan Neighborhood Council provided comments that were received on June 2, 2024, with additional comments received June 22, 2024. The Logan Neighborhood Council referenced a letter submitted January 26, 2024 during the South Logan TOD Plan and FEIS resolution process, which at the time raised concerns over the increased intensity recommended by the plan. The new comments, dated June 1, 2024, reiterate the concerns over intensity and make a specific request to alter the proposed zoning around Mission park from Residential High Density (RHD) to Residential Multi-Family (RMF), changing the height modifier from 75-feet to 35-feet.

Following the agency/department comment period, a Notice of Application was issued on June 3, 2024 by mail to all properties and owners within a 400-foot radius of the subject properties. Notice was also posted in the Spokesman Review.

Public comments were submitted by two residents related to the proposal (see **Exhibit I**). Concerns over the height limits, both around Mission Park and in the southern portion of the Study Area were expressed, with a request to reduce the selected Employment Center height maximum and to rezone the properties around Mission Park to RMF-35, rather than the proposed RHD-75. Of note, the southern portion already has the proposed height of 150-feet for a number of parcels, with a slight expansion proposed in alignment with the South Logan TOD Plan. The second commenter raised concerns about the purpose and benefit of the proposed changes. The intent of the proposals can be found in the South Logan TOD Plan (see **Exhibit F**), which found the increased capacity anticipated with the proposed land use and zone changes to have the potential to support greater housing choice which in turn can support income diversity. The Final Environmental Impact Statement can also be referenced for parking and traffic analysis (see **Exhibit G**).

2. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 12, 2024, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
 - A. Keep the comprehensive plan alive and responsive to the community.
 - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
 - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
 - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
 - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically, and socially sustainable manner.
 - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the Plan Commission making a recommendation on a proposal, and by the City Council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.
 - A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

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

The proposal satisfies this criterion.

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

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), which guided the City's development of its own comprehensive plan and development

regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal has been crafted, in part, in consideration of the goals of concentrated urban growth and sprawl reduction. The urban growth planning goal is to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The proposal properties are already served or are located adjacent to existing water, sewer, and power utilities. Additionally, the proposal is associated with the South Logan TOD Plan, which was adopted to leverage the Spokane Transit Authority City Line, a Bus Rapid Transit line that opened the summer of 2023. The proposed land use plan map designation and zoning changes are anticipated to support the infill and redevelopment opportunities along the transit line, increasing the permitted intensity of residential, employment, and recreational uses where infrastructure and development already exists.

The proposal satisfies this criterion.

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

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require, a traffic impact analysis beyond the analysis found in the adopted FEIS. The subject area is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies this criterion.

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

Staff Analysis: No evidence of a potential funding shortfall from these proposals has been identified. Though the FEIS adopted as part of the South Logan TOD Project identified potential development mitigation required for projects that may occur as part of the land use plan map designation and zone changes, but that mitigation was not related to a funding shortfall. Accordingly, no funding shortfalls have been identified and no modification of the City's capital facilities program is necessary.

The proposal satisfies this criterion.

- E. Internal Consistency:**

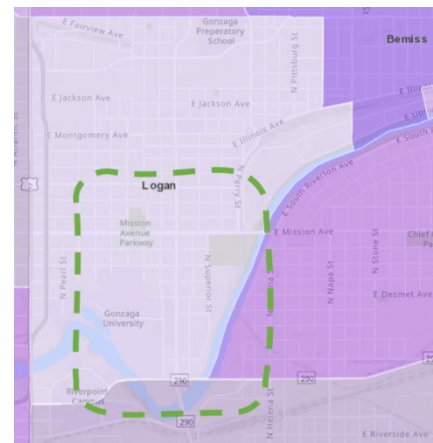
1. *The requirement for internal consistency pertains to the comprehensive plan as it relates to all its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted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

policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

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

- *Development Regulations.* As a non-project proposal, there are no specific plans for development of these sites. The land use plan map designation and zone changes are intended to allow for future development within the area envisioned in the South Logan TOD study and EIS. Any future development will be required to be consistent with the current development regulations at the time of application submittal. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed changes would result in a property that cannot be reasonably developed in compliance with applicable regulations.
- *Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposals. Any future development would be required to provide infrastructure improvements as deemed necessary.
- *Neighborhood Planning Documents Adopted after 2001.* The Logan Neighborhood began their planning process in March of 2012 with the "Logan Neighborhood Identity Plan," subsequently adopted by City Council⁴ on May 12, 2014. The Identity Plan focuses on discernible neighborhood identity through streetscape elements. The streetscape elements include intersection and controlled crosswalk paving, curb ramps, alternative wide-radius curb ramps, street lighting, street signage, and neighborhood identification signage.

The proposed land use plan map designation and zone changes do not appear to conflict with the Identify Plan. In fact, the proposal includes refining and expanding the Hamilton Form-Based Code zoning, which is a pilot form-based code established alongside the Identify Plan and includes specific streetscape standards. As such, future development in this location would likely be supportive of the features identified in the Identify Plan.



The subject properties are located in the southern portion of the Logan neighborhood council boundaries, with the most southern portion of the Subarea located within the East Central neighborhood council boundaries.

⁴ RES 2014-0053

The East Central Neighborhood did not develop a neighborhood or identify plan, but instead worked on the “Ben Burr Trail Improvement Project”. The proposal would not intersect or conflict with the trailhead project.

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

The proposal satisfies this criterion.

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

Staff Analysis: The proposal is generally consistent with current comprehensive plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Additionally, the proposals are consistent with the South Logan TOD Plan, which upon adoption by resolution, was found to meet current comprehensive plan policies. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposals.

The proposal satisfies this criterion.

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

Staff Analysis: The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. Analysis during the South Logan TOD Plan and FEIS process found no regional conflicts of the Preferred Alternative, from which the proposed land use plan map designations and corresponding rezones are derived. No comments have been received from any agency, City department, or neighboring jurisdiction which would alter that determination of regional consistency.

The proposal satisfies this criterion.

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

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

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

Staff Analysis: The City is concurrently reviewing this application along with five other applications for comprehensive plan amendments as part of an annual amendment cycle. All six applications are for land use map amendments with attendant rezones. When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

The proposal satisfies this criterion.

H. State Environmental Protection Act (SEPA): *SEPA Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: As part of the process for preparing the South Logan TOD study, the City identified that potential significant impacts could occur from development of this area as envisioned by the study (a "determination of significance"). Accordingly, the City prepared a FEIS for the study and the development envisioned by it, consistent with SEPA requirements. This FEIS was adopted by the City under Council Resolution 2024-0014, along with the South Logan TOD study.

Among the various alternatives considered during the SEPA process, the FEIS reviewed and analyzed a "preferred alternative." This preferred alternative was used to develop the specific recommendations of the South Logan TOD Study. The recommendations of that study were used when crafting the suite of land use plan map and zoning changes proposed by this Comprehensive Plan Amendment. Accordingly, the environmental impacts of this proposal have already been analyzed for any potential environmental impact during the FEIS process and holding this proposal for a year to complete that process, as this criterion suggests, would be unnecessary.

This comprehensive plan amendment implements and does not exceed the development potential reviewed in the FEIS, thus no additional SEPA analysis is required. Any Plan Commission or City Council changes to this proposal that exceed the anticipated intensity of the South Logan Subarea as envisioned in the Plan may require additional environmental review(s). However, there is little indication currently that this will happen.

The proposal satisfies this criterion.

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

Staff Analysis: This proposal would alter the land-use designation within the South Logan Subarea, which is already served by public facilities and services described in CFU 2.1. These proposed changes in land use plan map designation affect a relatively small area of the city. As a non-project action, the proposal does not directly alter demand for public facilities and services in the vicinity of the site or on a citywide basis, but future development according to those new land use designations and zones has to be considered as well. The FEIS specifically identified a possible increase in demand for public facilities resulting from potential future development, but the analysis in the FEIS found that capacity is expected to be sufficient for that increase (1.4.11.1 Potential Impacts). Any subsequent development within the Subarea will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2. Future development proposals that exceed those analyzed by the FEIS, if there are any, would be subject to additional analysis and concurrency requirements at the time of building permit proposal.

The proposal satisfies this criterion.

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

Staff Analysis: The proposals do not include an expansion to the UGA.

This criterion does not apply.

- K. **Demonstration of Need:**

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

Staff Analysis: The proposals do not include a policy adjustment.

This criterion does not apply.

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

Staff Analysis: Because the proposals seek to designate properties with “Residential Moderate”, “Residential High”, “Institutional” and “Center and Corridor Core Area” land use plan map designations, conformance with Policies LU 1.4 Higher Density Residential Uses and LU 3.2 Centers and Corridors is the primary consideration for this criterion. Though not a policy, Comprehensive Plan Section 3.4, Description of Land Use Designations, also defines the intent of the Institutional land use.

Policy LU 1.4, High Density Residential, calls on the City to “direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map”. Increasing the household population in the Center’s immediate vicinity, which can be accomplished by the proposed Residential Moderate and Residential High land uses, naturally provides market demand for goods and services at a level that sustains neighborhood businesses. The southern portion of the South Logan Subarea includes the Trent and Hamilton Employment Center, with the Hamilton Corridor bisecting the area north to south. Therefore, the proposal appears consistent with the location criteria of LU 1.4.

Policy LU 3.2, Centers and Corridors, states to “designate Centers and Corridors on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused”. The proposal consolidates and extends the Center and Corridor designations that are already in place – the Trent and Hamilton Employment Center and the Hamilton Corridor – supporting the mixed-use development that has already occurred and which is anticipated to occur within the South Logan Subarea. Thus, the proposal appears consistent with the location criteria of LU 3.2.

There is no current policy that directs the placement of the Institutional land use. There is also no zone specific to the designation. However, Section 3.4, Description of Land Use Designations, notes that Institutional uses are “intended to show where institutional uses are located without defining specific boundaries of institutional development.” The proposed Comprehensive Plan designates properties associated with Gonzaga University and the University of Washington School of Medicine as Institutional land uses, providing a consistent and descriptive land use for those properties. As such, the proposal appears to meet the intent of the Institutional land use.

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

Staff Analysis: Properties within the South Logan Subarea are adequately served by all utilities and by principal and minor arterial streets, by multiple bus routes (including the recently opened STA bus rapid transit City Line). There exist no physical features of the sites or the surrounding area that would preclude development on the sites, though all development located near the river must comply with existing City Shoreline permitting requirements. Future development, regardless of whether the comprehensive plan amendment is

approved, would be reviewed to ensure appropriate mitigation, if needed, for the surrounding area.

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

Staff Analysis: See discussion under topic ‘a’ above. Policy LU 1.4 calls for increased residential density in Centers and Corridors. Consistent with this, the proposal would increase the allowed density on the subject parcels. As such, the proposals would help to implement the development strategy laid out in the Comprehensive Plan policies. With the location of the properties near fixed bus routes, including Spokane’s first bus rapid transit line, and established mixed-use areas, the proposal also would implement the comprehensive plan policies of LU 4.1 (Land Use and Transportation), LU 4.2 (Land Uses That Support Travel Options and Active Transportation), and LU 4.6 (Transit-Support Development) more fully than the current mix of land uses and zoning would. A full list of other policies in the comprehensive plan that support the proposals can be found in **Exhibit E**.

The proposals reflect the Preferred Alternative of the South Logan TOD Plan, a subarea plan approved by resolution by City Council on January 29, 2024. The Plan would not be fully implemented without the recommended land use plan map and zone designations within the area.

The Logan Neighborhood Identity Plan emphasis on streetscape is met by consolidating the zone designations within the Hamilton Form-Based Code and expanding the Context Area zone coverage within the South Logan Subarea. Additionally, recent amendments to the Spokane Municipal Code as part of South Logan TOD Implementation reflect transit and pedestrian supportive development regulations for the existing and proposed zones within the South Logan Subarea, which include regulations on how buildings interact with the street.

The potential uses of the various land use plan map change and rezone proposals do not immediately conflict with the comprehensive plan location criteria and any future development, including potential conditional use permit requests, will undergo additional review to ensure compatibility with the area.

The proposal satisfies this criterion.

- 3. Rezones, Land Use Plan Amendment:** *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject properties will change concurrently from Residential 1 (R1), Residential 2 (R2), Residential Multifamily (RMF), Residential High Density with 55-foot height limit (RHD-55), Office Retail with 55-foot height limit (OR-55), General Commercial with 150-foot height limit (GC-150), Context Area 1/2/3/4 (CA1/CA2/CA3/CA4) (Hamilton Form-Based Code), Center and Corridor 1 District Center (CC1-DC), and Center and Corridor 1 Employment Center (CC1-EC) to Residential Multifamily with 40-foot height limit (RMF-40), Residential High Density with 55-foot height limit (RHD-55), Residential High Density with 75-foot height limit (RHD-75), Context Area 1 (CA1) (Hamilton Form-Based Code), and Center and Corridor 1 Employment Center (CC1-EC).as part of the same action, as required by this criterion.

The proposal satisfies this criterion.

VII. CONCLUSION

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

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

VIII. STAFF RECOMMENDATION

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

IX. LIST OF EXHIBITS

- A. Aerial Photos
- B. Existing and Proposed Land Use Plan Map
- C. Existing and Proposed Zoning Map
- D. Application Notification Area
- E. List of Relevant Comp Plan Policies
- F. South Logan TOD Plan
- G. Final Environmental Impact Statement
- H. Agency Comments
- I. Public Comments
- J. Project Area Parcels
- K. Parcels Not Changing



Exhibit A: Aerial Photo

Department of Planning & Economic Development

 Proposal Area



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

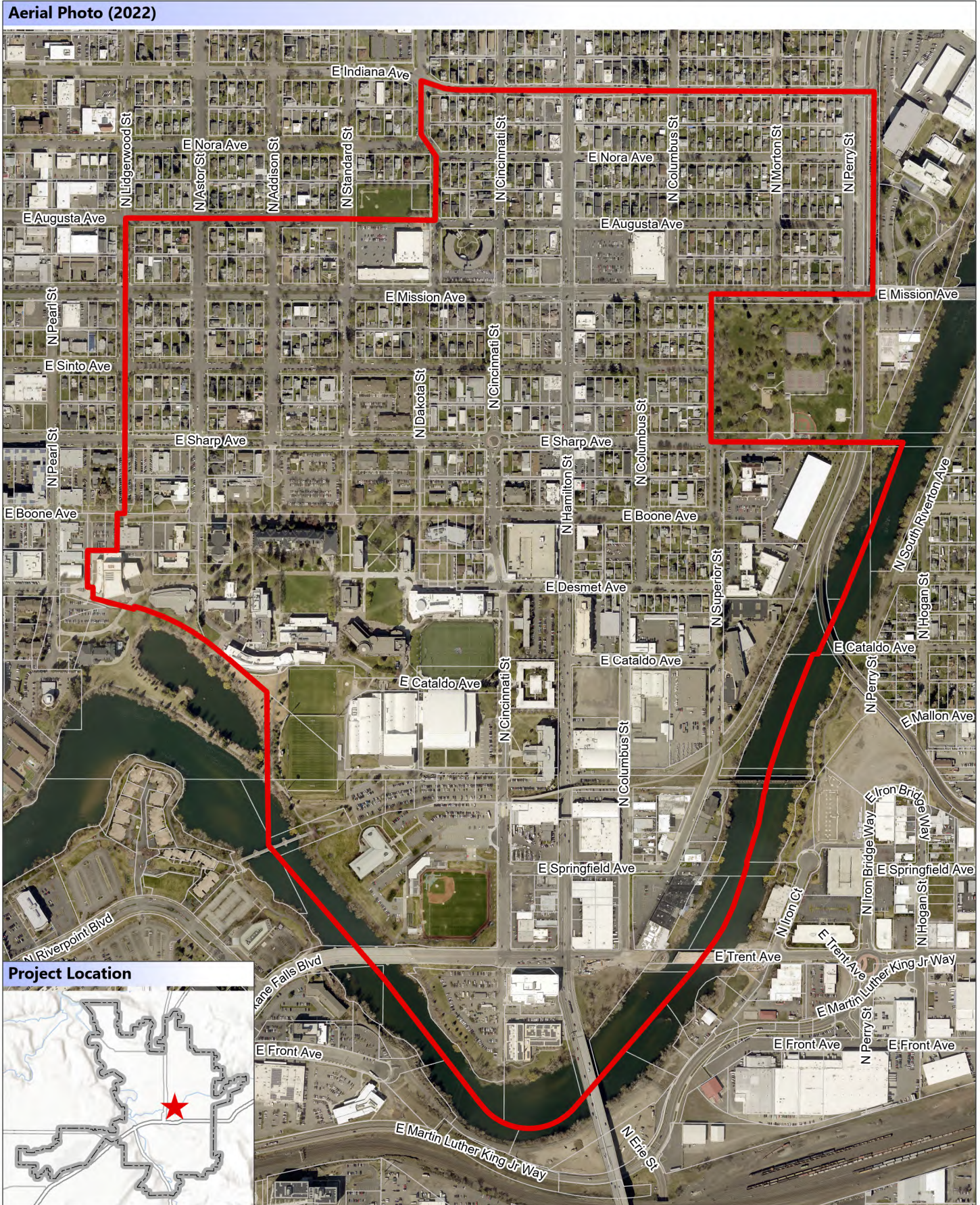




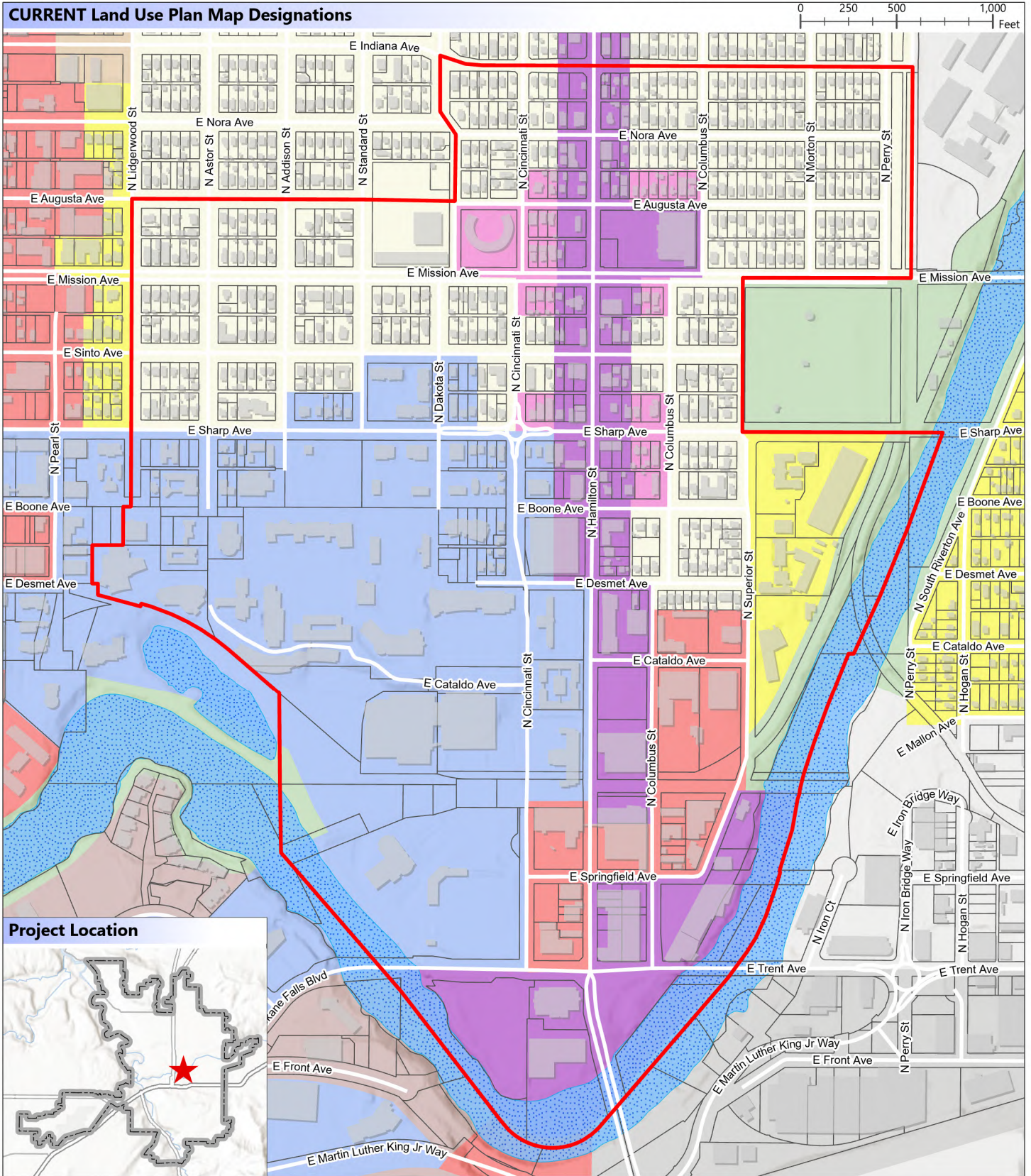
Exhibit B1: Current Land Use Plan Map

Department of Planning & Economic Development



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Drawing Scale: 1:8,500



Project Location



- Project Area
- Parcel
- Conservation Open Space
- Office
- General Commercial
- Heavy Industrial
- Buildings
- Waterbody
- Residential Low
- CC Core
- Downtown
- Institutional
- Residential Moderate
- CC Transition
- Light Industrial



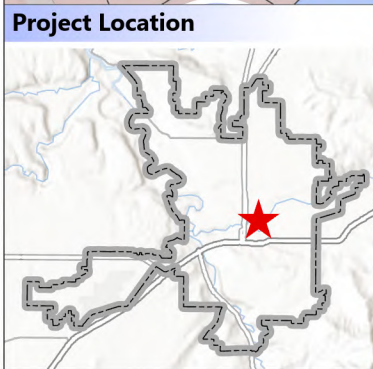
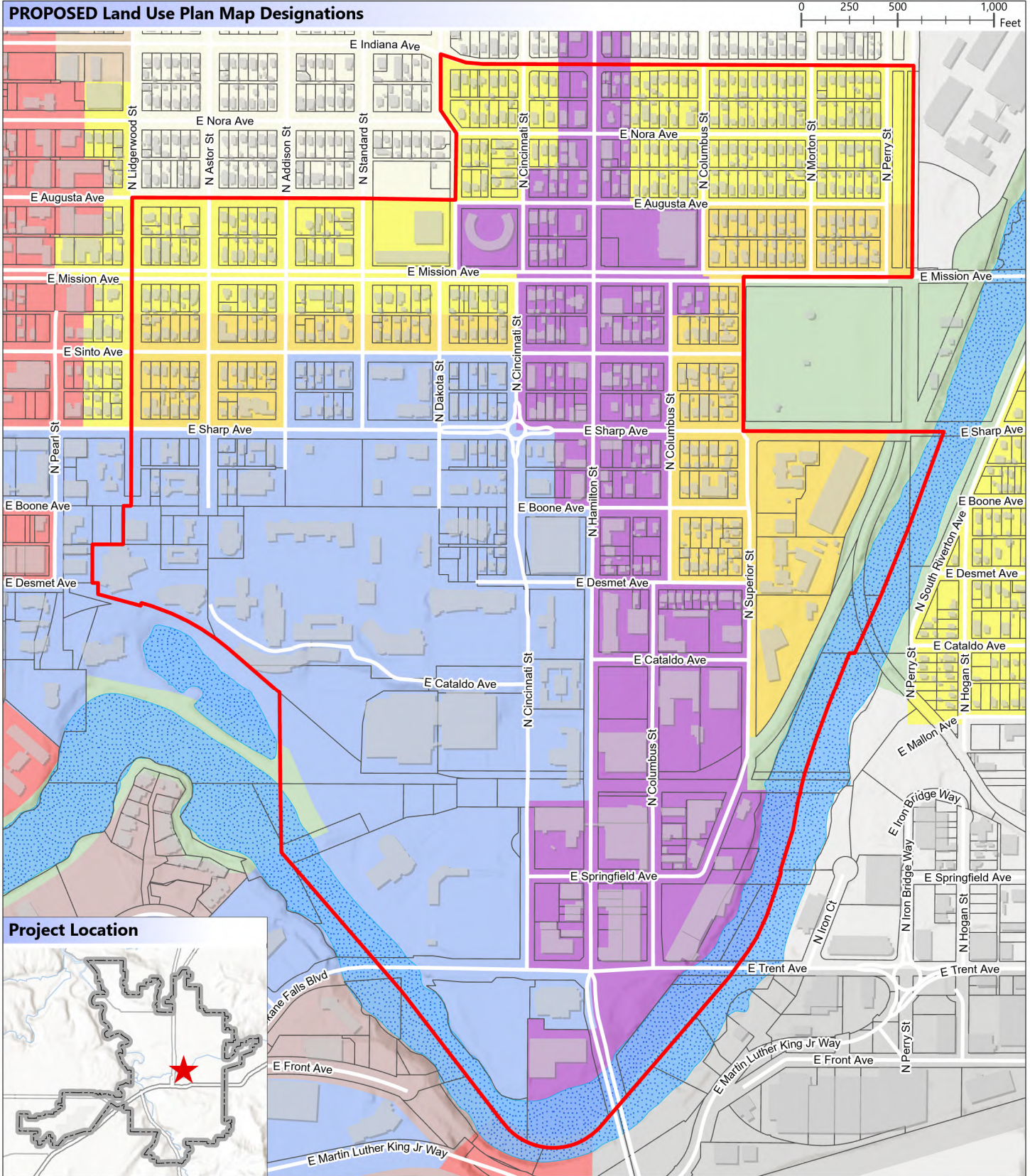
Exhibit B2: Proposed Land Use Plan Map



Department of Planning & Economic Development

Drawing Scale: 1:8,500

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- Project Area
- Parcel
- CC Core
- Downtown
- Light Industrial
- Residential Low
- General Commercial
- Heavy Industrial
- Office
- Residential Moderate
- Buildings
- Waterbody
- Conservation Open Space
- Institutional
- Residential High



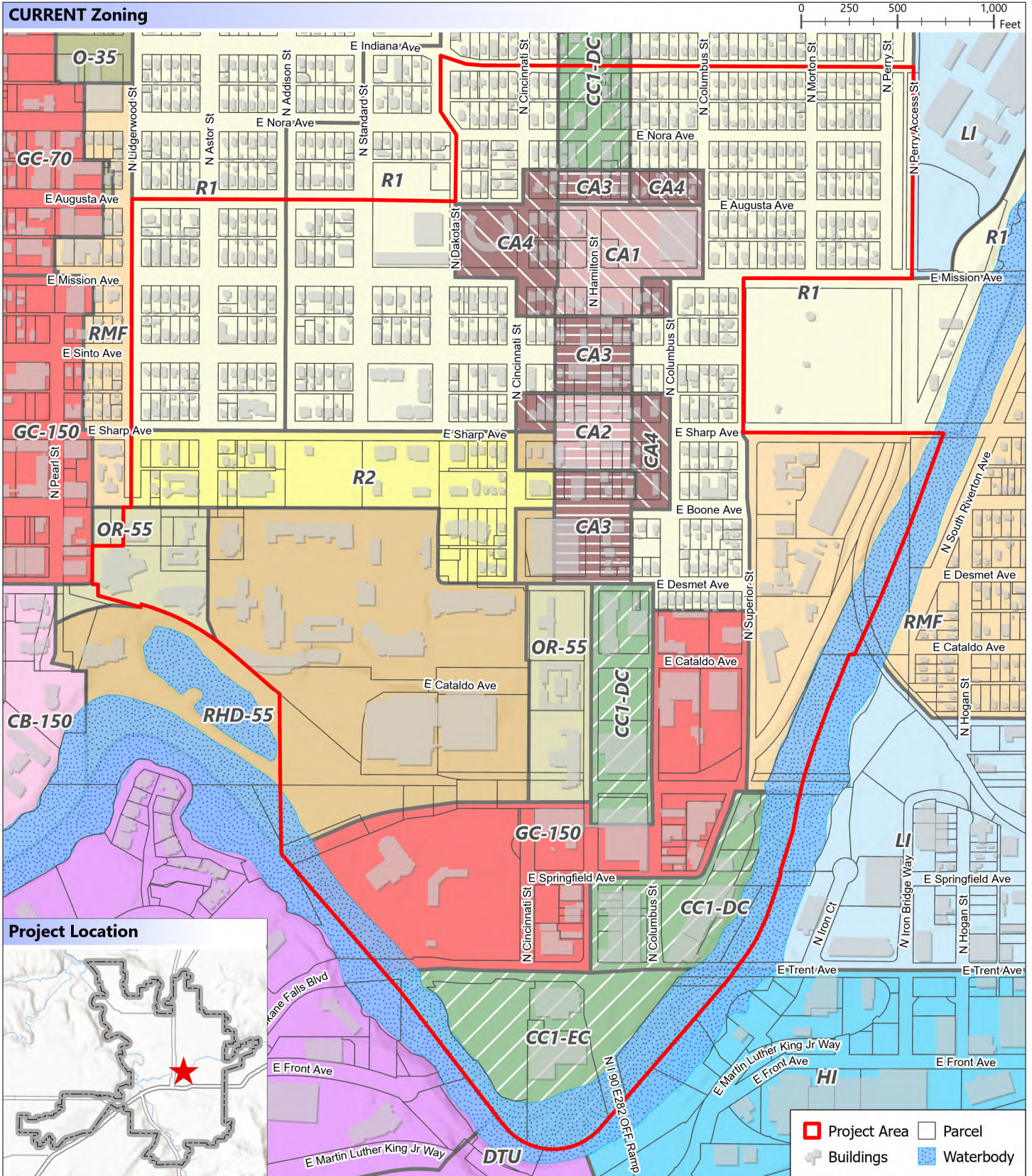
Exhibit C1: Current Zoning

Department of Planning & Economic Development



Drawing Scale: 1:8,500

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|----------------------------|---------------------|--------------------|------------------|--------------------------|---------------|
| Center and Corridor Type 1 | Downtown University | Context Area 3 | Heavy Industrial | Office Retail | Residential 2 |
| Center and Corridor Type 2 | Context Area 1 | Context Area 4 | Light Industrial | Residential High Density | Residential 1 |
| Community Business | Context Area 2 | General Commercial | Office | Residential Multifamily | |



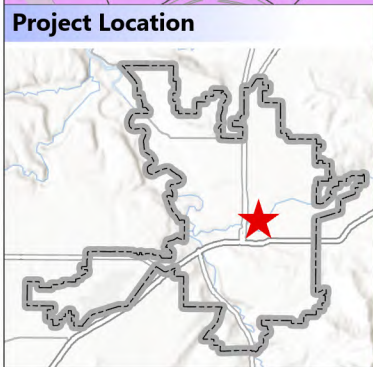
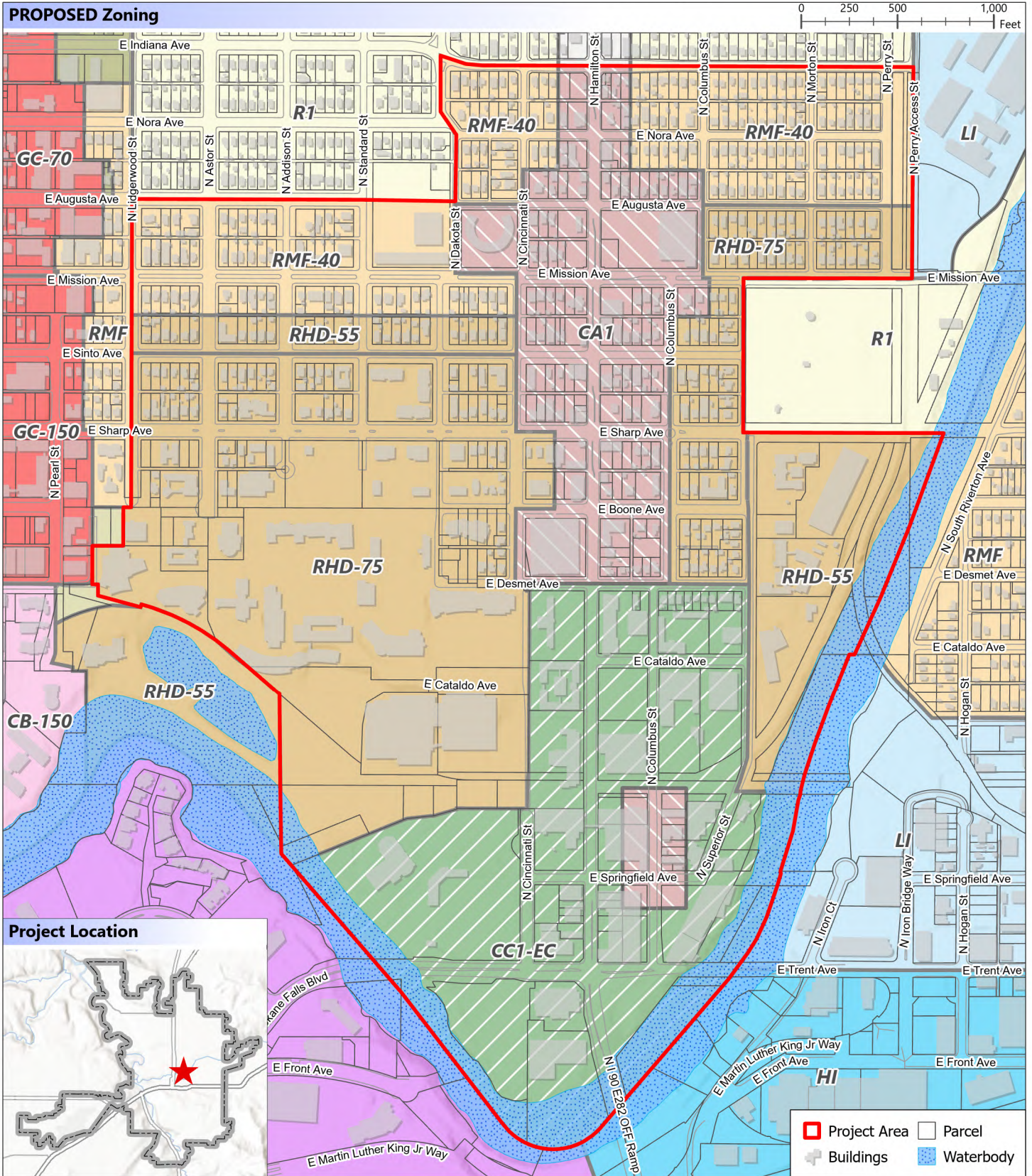
Exhibit C2: Proposed Zoning

Department of Planning & Economic Development



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- Center and Corridor Type 1
- Downtown University
- Heavy Industrial
- Office Retail
- Center and Corridor Type 2
- Context Area 1
- Light Industrial
- Residential High Density
- Community Business
- General Commercial
- Office
- Residential Multifamily
- Residential 1

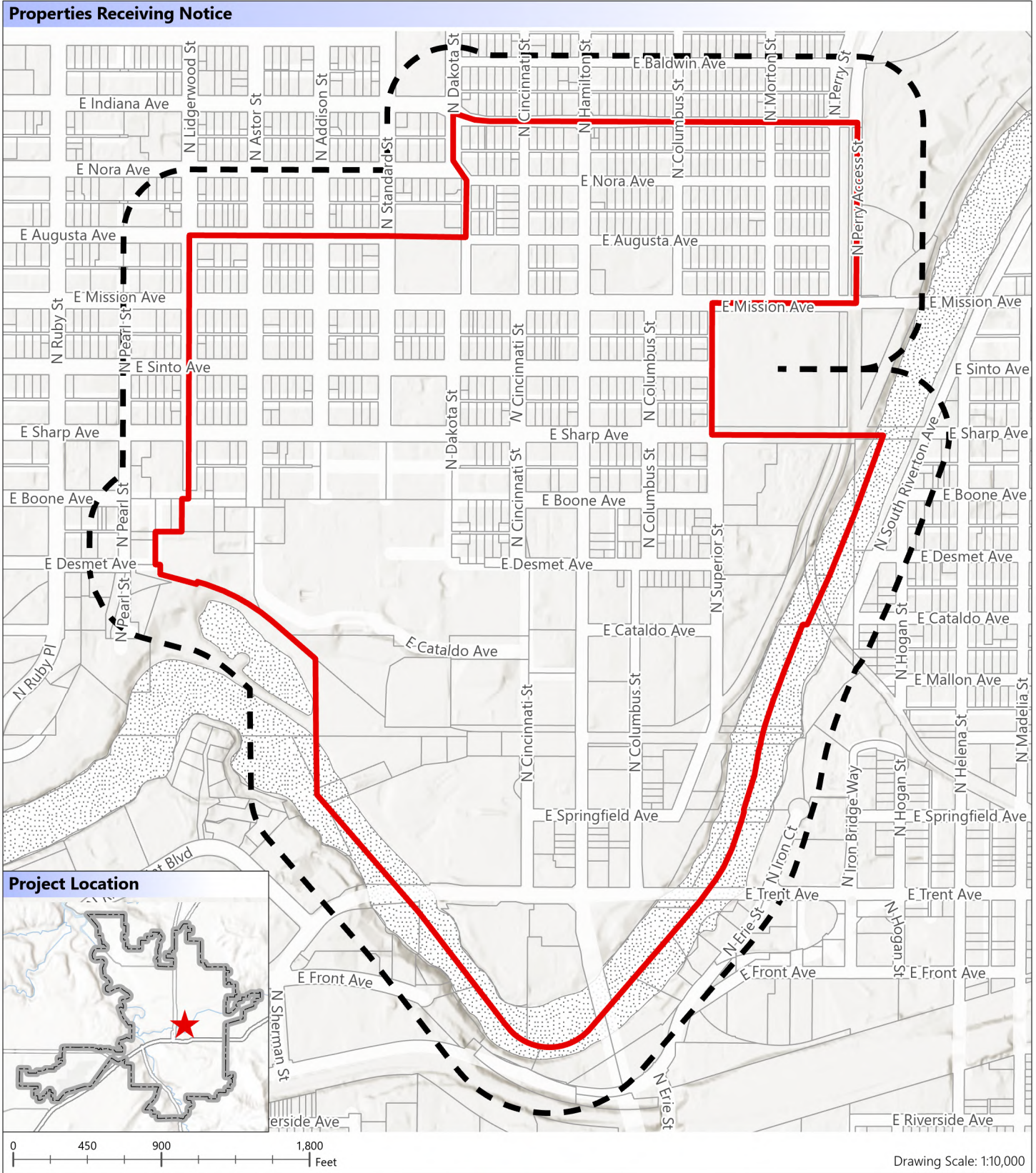


Notification Map - Comprehensive Plan Amendment

Department of Planning & Economic Development



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



This Proposal Would: Amend the Land Use Plan Map designation and Zoning for a large area in the Logan Neighborhood. All parcels in the black-dashed outline will receive notice of the proposal and the eventual Plan Commission hearing.



The following policies of the Comprehensive Plan relate to application Z24-105COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3 – Land Use

LU 1.4 Higher Density Residential Uses

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

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

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

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

Discussion: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

LU 3.2 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

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses

Discussion: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

TABLE LU 1 – MIX OF USES IN CENTERS		
Land Use	Neighborhood Center	District and Employment Center
Public	10 percent	10 percent
Commercial/Office	20 percent	30 percent
Higher-Density Housing	40 percent	20 percent

Note: All percentage ranges are based on site area, rather than square footage of building area.

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses.

The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.1 Land Use and Transportation

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

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

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

Discussion: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

LU 4.6 Transit-Supported Development

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

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

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

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

Chapter 6 – Housing

H 1.4 Use of Existing Infrastructure

Direct new residential development into areas where community and human public services and facilities are available.

Discussion: Using existing services and infrastructure often reduces the cost of creating new housing. New construction that takes advantage of existing services and infrastructure conserves

public resources that can then be redirected to other needs such as adding amenities to these projects.

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

Discussion: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 2.4 Linking Housing

With Other Uses Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

Discussion: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing.

Chapter 7 – Economic Development

ED 2.4 Mixed-Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

Chapter 8 – Urban Design and Historic Preservation

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

DP 5.1 Neighborhood Participation

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

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

Chapter 11 – Neighborhoods

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

Discussion: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

Discussion: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.



2023/2024 Comprehensive Plan Amendments

EXHIBIT F: Z24-105COMP

Department of Neighborhood and Planning Services

The South Logan Transit-Oriented Development (TOD) Plan can be found in full online at:

<https://static.spokanecity.org/documents/projects/south-logan-tod/south-logan-tod-final-plan-adopted-2024-01-29.pdf>



2023/2024 Comprehensive Plan Amendments

EXHIBIT G: Z24-105COMP

Department of Neighborhood and Planning Services

The South Logan Transit-Oriented Development (TOD) Final Environmental Impact Statement (FEIS) can be found in full online at:

<https://static.spokanecity.org/documents/projects/south-logan-tod/south-logan-tod-feis-2023-11-29.pdf>



June 1, 2024

Subject: "South Logan TOD Study
Compressive Plan 2024 update

Logan Neighborhood council is re-affirming lack of support for the "South Logan TOD Study" which was accepted by city council on 1-29-24. The letter sent to council from the neighborhood on January 26th explained our position both in positive and negative terms. See January letter attached for easy reference: Apparently that communication was not effective. This additional letter, just authorized unanimously again in the May 14th Logan meeting, will simplify our requests in specific terms. We are not expecting significant change to previously work.

At a minimum: we are asking for at least a minor modification to the zoning areas directly adjacent to Mission Park. Referring to figure 40 in the published study shows different color coded and labeled zones. Our biggest request is to reduce the intensity in the brown areas directly west and north of Mission park. We request that the RHD75 be changed to RMF35 in the two areas directly adjacent to the park.

Sincerely
Logan Neighborhood Council



January 26, 2024

The Planning Commission surprised the Logan Neighborhood Council in late November with an extreme zoning proposal that **contradicts** many aspects of Spokane's Comprehensive Plan.

We do not see in this plan most of the comments that residents and property owners gave at the in-person workshop. When the plan does discuss residents, it makes incorrect assumptions, especially regarding income and vehicle use.

This plan barely considers the historic character of the neighborhood east of Hamilton. We object to the idea that seven-story buildings can 'fit in' with the two story homes of an existing 1900s residential neighborhood. Destroying the character of the neighborhoods developed by the Jesuits at the turn of the last century is a slight to Spokane's history.

We welcomed the City Line as a way to provide transportation to our existing residents. According to the Population Density layer of the Map Spokane, the study area already has a high density when considering population, not units. We needed additional bus lines to alleviate current problems, not to cause new ones. This plan causes new problems.

We do support development, especially in the southeast area currently zoned for light industrial. We cannot support the intensity this plan calls for. It's in the city's best interest to:

- protect our open green space.
- encourage middle housing options
- protect older affordable housing to combat displacement.

We ask the Spokane City Council to reject this iteration of the South Logan TOD, send it back to the Planning Commission, and insist that Logan Neighborhood residents be involved in turning one of the alternative plans into a workable final plan.

Sincerely,

Executive Council,

Logan Neighborhood Council

Janean Schmidt

Lindsey Shaw

Doug Tompkins

Henry Sasser



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

May 13, 2023

To: Ryan Benzie, Planner

RE: File Z24 -105Comp (South Logan Implementation)

Mr. Benzie,

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

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

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

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

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

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

Sincerely,

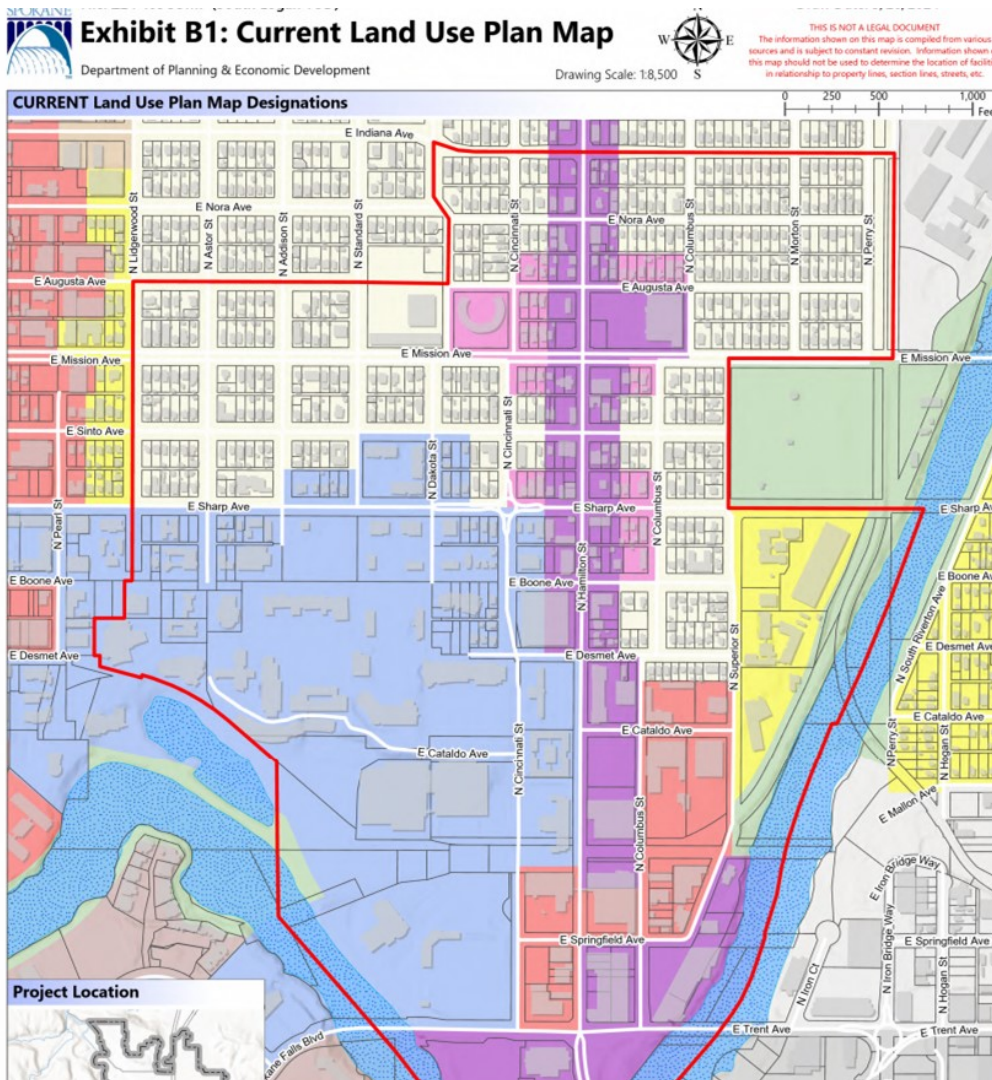
Randy Abrahamson
Tribal Historic Preservation Officer.
Spokane Tribe of Indians

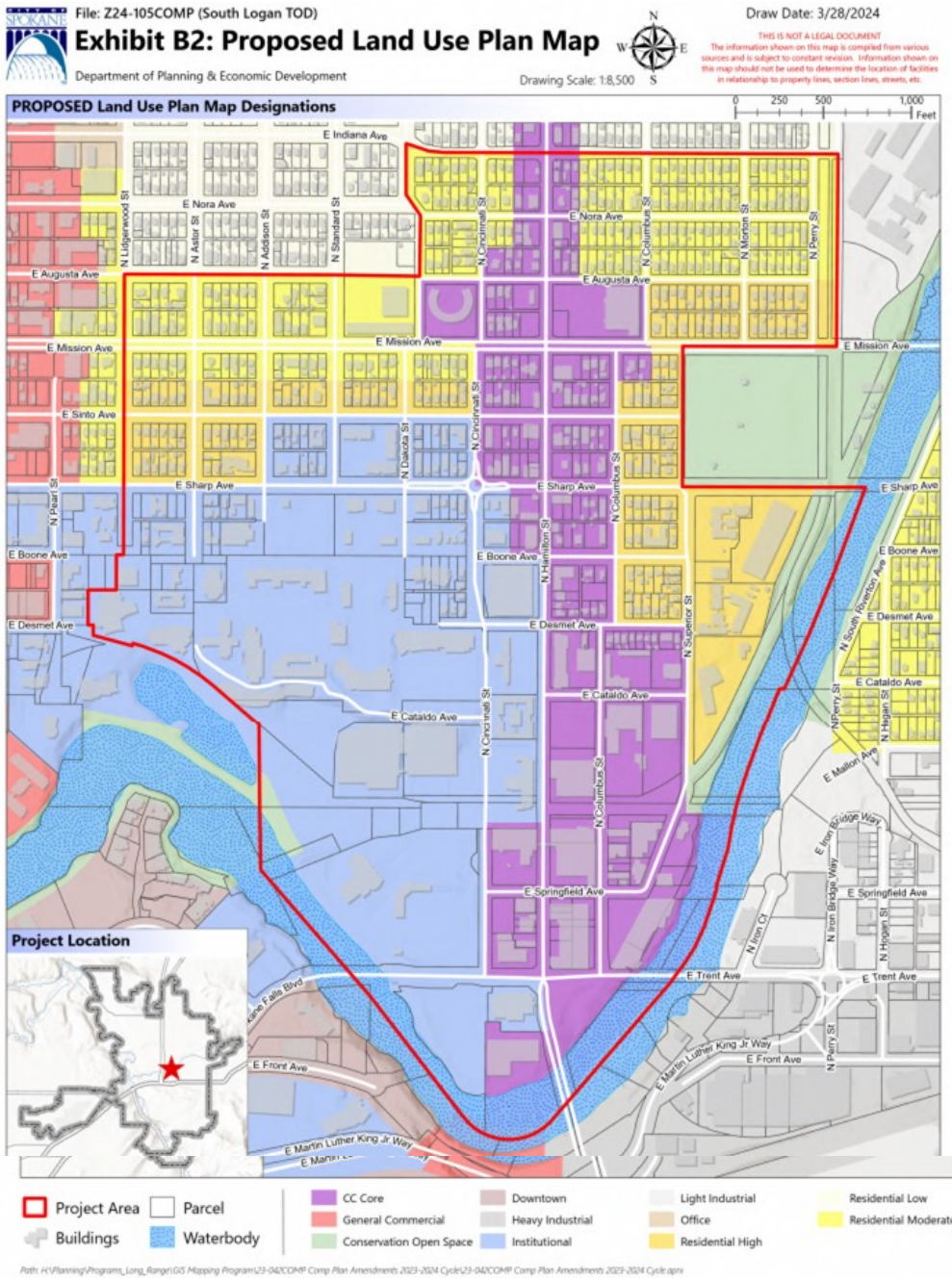
Whitmarsh, Brandon

From: Studer, Duane
Sent: Thursday, May 23, 2024 9:50 AM
To: Planning & Development Services Comp Plan
Cc: Fredrickson, Beryl; Davis, Marcia; Gennett, Raylene; Lund, Malfred; Freibott, Kevin
Subject: FW: Request for Comments for Z24-105COMP (South Logan Implementation) - Comments DUE May 21, 2024

WWM Comments:

- Analysis for increased wastewater flow generation with the zoning changes to multifamily zoning is needed.
 - o Improvements to sewer infrastructure may be needed as a result of rezoning.
- Most of changes are tributary to Springfield lift station, which has history of infiltration taking up available capacity (ongoing efforts to reduce), especially during high river flows.





Thanks,



Duane Studer, P.E. | City of Spokane | Principal Engineer
 909 E. Sprague, Spokane, WA 99202 | Wastewater Management Dept.
 509-625-7902 | cell 509-440-2892 | dstuder@spokanecity.org | spokanecity.org

From: Benzie, Ryan <rbenzie@spokanecity.org>

Sent: Tuesday, May 7, 2024 3:29 PM

To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <cavertyt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason

From: dougells@yahoo.com
To: [Downey, KayCee](#)
Cc: [Freibott, Kevin](#)
Subject: item Z24 - 105 request
Date: Monday, June 3, 2024 9:46:20 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

June 3, 2024
Subject: "South Logan TOD Study
Compressive Plan 2024 update; item Z24 – 105

Dear KayCee Downey

I am opposed to the acceptance of the south Logan TOD study. The total impact on our neighborhood increases the intensity of the population by potentially 244%. Height limits in the south of the area mimic that of down town. This degree of change is not supportive of the state wide push to emphases "middle housing". Instead of accepting the study, as published, in one phase. Please consider modifying it to make the extreme change over multiple years; in at least two phases over a 10 year period. Referring to figure 40 in the published study shows different color coded and labeled zones. I request that in 2024 modification that the most south area labeled as cc150 be reduced to mixed use 75. And the areas directly west and north of mission park be reduced from RHD70 to RMF35. In this way time can moderate the sever impact to the few family's left in the area.

Neighborhood resident and owner
Doug Tompkins

From: [Pat Corbin](#)
To: [Planning & Development Services Comp Plan](#)
Subject: South Logan Proposals
Date: Thursday, August 8, 2024 10:36:44 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

These proposals lead current residents of the proposed zoning changes uncertainty, they fear these changes are proposed to the benefit of the wealthy developers and the wealthy investors to the detriment of the neighborhoods! These folks have absolutely no considerations of these proposals only to enhance themselves not the neighborhoods! These proposals will enable more high rising apartments to benefit tenants who can pay for the high rents! There will be more congestion on the streets as most of these building will not be required to have sufficient parking for all residents! This will make it harder for current research to park or have spots for visitors! It will cause more disruption of the flow of traffic! These new renters will most likely not care about their new neighborhood!and as such unlikely to avail themselves of the transit buses and especially the HOPE to increase the ridership of The City Line buses!

[Sent from Yahoo Mail on Android](#)

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35172.1202	1319 N ADDISON ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1306	1320 N ADDISON ST	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35172.0216	1414 N ADDISON ST	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0207	1418 N ADDISON ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.2702	1106 N ASTOR ST	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35172.2607	1107 N ASTOR ST	Institutional	Institutional	No	OR-55	RHD-75	Yes
35172.1719	1220 N ASTOR ST	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1208	1312 N ASTOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1107	1317 N ASTOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0306	1420 N ASTOR ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4612	1608 N ASTOR ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4505	1617 N ASTOR ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4502	306 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4503	312 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4504	318 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4506	328 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4601	404 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4602	408 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4603	414 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4604	418 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4605	420 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4606	424 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4701	508 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4702	512 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4703	518 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4704	522 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3612	703 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3613	707 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3606	711 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3615	717 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3506	807 E AUGUSTA AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3806	808 E AUGUSTA AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3805	812 E AUGUSTA AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3507	813 E AUGUSTA AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3508	817 E AUGUSTA AVE	CC Core	CC Core	No	CA3	CA1	Yes
35084.3509	823 E AUGUSTA AVE	CC Core	CC Core	No	CA3	CA1	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.3413	909 E AUGUSTA AVE	CC Core	CC Core	No	CA3	CA1	Yes
35084.3414	915 E AUGUSTA AVE	CC Core	CC Core	No	CA3	CA1	Yes
35084.3415	917 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3416	923 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3417	927 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3418	933 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3419	937 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3420	943 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3421	947 E AUGUSTA AVE	CC Transition	Residential Moderate	Yes	CA4	CA1	Yes
35084.3311	1003 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4010	1006 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3312	1007 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4009	1008 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3313	1011 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4008	1012 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3314	1017 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4007	1018 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3315	1023 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4006	1024 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3316	1101 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4005	1104 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3317	1107 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4004	1108 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3318	1111 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4003	1112 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4002	1118 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3322	1119 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4108	1204 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3209	1207 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4107	1208 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3210	1211 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4106	1212 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3211	1217 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4105	1218 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3212	1223 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4104	1224 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.3213	1227 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3214	1307 E AUGUSTA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.4103	1308 E AUGUSTA AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1812	301 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.2603	302 E BOONE AVE	Institutional	Institutional	No	OR-55	RHD-75	Yes
35172.1811	307 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.2602	314 E BOONE AVE	Institutional	Institutional	No	OR-55	RHD-75	Yes
35172.1815	323 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.2601	330 E BOONE AVE	Institutional	Institutional	No	OR-55	RHD-75	Yes
35172.1707	401 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1712	429 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.1903	502 E BOONE AVE	Institutional	Institutional	No	OR-55	CC1-EC	Yes
35175.2710	502 E BOONE AVE	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35171.2308	702 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2306	708 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2305	714 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2304	718 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2303	724 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2301	730 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2511	801 E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2508	819 E BOONE AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.2509	829 E BOONE AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.1208	901 E BOONE AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.1414	902 E BOONE AVE	CC Core, Residential Low	CC Core	Yes	CA3, R1	CA1	Yes
35171.1209	905 E BOONE AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.1210	909 E BOONE AVE	CC Core, CC Transition	CC Core	Yes	CA3	CA1	Yes
35171.1402	918 E BOONE AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.1211	929 E BOONE AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.1401	930 E BOONE AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.1108	1001 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1301	1002 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1109	1007 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1308	1008 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1306	1014 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1110	1015 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35171.1307	1024 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1111	1029 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1302	1030 E BOONE AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1814	E BOONE AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.2608	E BOONE AVE	Institutional	Institutional	No	OR-55	RHD-75	Yes
35172.2711	E BOONE AVE	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35172.2906	202 E CATALDO AVE	Institutional, Conservation OS	Institutional, Conservation OS	No	RHD-55, DTU, CB-150	RHD-55, DTU, CB-150	No
35175.2706	702 E CATALDO AVE	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35171.1502	1015 E CATALDO AVE	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35171.1707	1020 E CATALDO AVE	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35171.1501	1035 E CATALDO AVE	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0307	640 N CINCINNATI ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35171.1914	801 N CINCINNATI ST	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35171.1911	816 N CINCINNATI ST	Institutional	Institutional	No	OR-55	CC1-EC	Yes
35171.2111	1020 N CINCINNATI ST	Institutional	Institutional	No	OR-55	CC1-EC	Yes
35171.2315	1111 N CINCINNATI ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2302	1117 N CINCINNATI ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2416	1211 N CINCINNATI ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2401	1221 N CINCINNATI ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0212	1317 N CINCINNATI ST	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35084.3807	1616 N CINCINNATI ST	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3614	1707 N CINCINNATI ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3604	1713 N CINCINNATI ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3603	1717 N CINCINNATI ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3602	1723 N CINCINNATI ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3601	1727 N CINCINNATI ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2714	1815 N CINCINNATI ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.2220	N CINCINNATI ST	Institutional	Institutional	No	RHD-35	CA1	Yes
35174.0329	625 N COLUMBUS ST	CC Core	CC Core	No	CC1-DC	CA1	Yes
35174.0205	706 N COLUMBUS ST	Commercial	CC Core	Yes	GC-150	CA1	Yes
35174.0204	712 N COLUMBUS ST	Commercial	CC Core	Yes	GC-150	CA1	Yes
35174.0203	716 N COLUMBUS ST	Commercial	CC Core	Yes	GC-150	CA1	Yes
35174.0202	720 N COLUMBUS ST	Commercial	CC Core	Yes	GC-150	CA1	Yes
35174.0201	730 N COLUMBUS ST	Commercial	CC Core	Yes	GC-150	CA1	Yes
35171.1704	904 N COLUMBUS ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35171.1305	1112 N COLUMBUS ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1112	1222 N COLUMBUS ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0806	1304 N COLUMBUS ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.2309	1104 N DAKOTA ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2310	1112 N DAKOTA ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2307	1118 N DAKOTA ST	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0206	1320 N DAKOTA ST	Institutional	Institutional	No	R1	RHD-75	Yes
35172.0112	1411 N DAKOTA ST	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35084.2708	1828 N DAKOTA ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.2712	211 E DESMET AVE	Institutional	Institutional	No	OR-55	RHD-75	Yes
35171.2311	709 E DESMET AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2317	711 E DESMET AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2313	715 E DESMET AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2314	723 E DESMET AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.2316	729 E DESMET AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.1408	911 E DESMET AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.1415	917 E DESMET AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.1616	920 E DESMET AVE	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35171.1416	923 E DESMET AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.1405	929 E DESMET AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.1303	1001 E DESMET AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1614	1002 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1613	1006 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1304	1007 E DESMET AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1612	1010 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1309	1011 E DESMET AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1611	1014 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1610	1018 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1609	1020 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1310	1021 E DESMET AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1608	1028 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1311	1029 E DESMET AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1312	1031 E DESMET AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1607	1036 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1606	1040 E DESMET AVE	Residential Low	CC Core	Yes	R1	CC1-EC	Yes
35171.1809	920 N HAMILTON	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35174.0327	617 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0336	620 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0314	621 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0335	624 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0315	625 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0316	629 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0320	630 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0319	636 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0317	637 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0303	700 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC, CA1	Yes
35174.0306	717 N HAMILTON ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0333	730 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC, CA1	Yes
35175.0330	735 N HAMILTON ST	Institutional, Commercial	Institutional, CC Core	Yes	OR-55, RHD-55, GC-150	CC1-EC	Yes
35171.1808	800 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35171.1622	1028 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35171.2219	1101 N HAMILTON ST	CC Core, Institutional	Institutional	Yes	CA3, RHD-35	CA1	Yes
35171.1409	1102 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.1410	1108 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.1411	1112 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.1207	1212 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.2501	1217 N HAMILTON ST	CC Core	CC Core	No	CA2	CA1	Yes
35171.1206	1226 N HAMILTON ST	CC Core	CC Core	No	CA2	CA1	Yes
35171.0413	1303 N HAMILTON ST	CC Core	CC Core	No	CA2	CA1	Yes
35171.0412	1311 N HAMILTON ST	CC Core	CC Core	No	CA2	CA1	Yes
35171.0606	1320 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.0401	1329 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.0506	1414 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35171.0315	1419 N HAMILTON ST	CC Core	CC Core	No	CA1	CA1	No
35084.3910	1604 N HAMILTON ST	CC Core	CC Core	No	CA1	CA1	No
35084.3813	1617 N HAMILTON ST	CC Core	CC Core	No	CA1	CA1	No
35084.3412	1710 N HAMILTON ST	CC Core	CC Core	No	CA3	CA1	Yes
35084.3410	1718 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.3422	1720 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.3501	1725 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2809	1801 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CA1	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.2801	1821 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2928	1860 N HAMILTON ST	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2707	710 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2706	712 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2704	718 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2703	724 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2702	728 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2701	734 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2805	802 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2804	810 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2803	814 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2802	818 E INDIANA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2922	904 E INDIANA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2923	906 E INDIANA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2909	910 E INDIANA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2908	914 E INDIANA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2907	918 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2921	924 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2905	928 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2904	934 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2903	938 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2902	944 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2901	950 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3010	1004 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3009	1008 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3022	1012 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3007	1018 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3006	1022 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3005	1104 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3004	1110 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3003	1112 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3002	1116 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3001	1122 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3109	1202 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3108	1208 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3107	1212 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.3106	1216 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3105	1224 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3104	1304 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3103	1308 E INDIANA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35174.0801	629 N IRON CT	LI, CC Core	LI, CC Core	No	LI, CC1-DC	LI, CC1-EC	Yes
35172.0415	1414 N LIDGERWOOD ST	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35083.4501	1618 N LIDGERWOOD ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0401	302 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4512	303 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4511	307 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0402	308 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4510	311 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0403	312 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4509	315 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0404	318 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4514	321 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0405	324 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0406	328 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4513	329 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0305	402 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4611	407 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4610	413 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0304	414 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4609	417 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0303	418 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4608	423 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0302	424 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0301	428 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4607	429 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4710	503 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0206	504 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0215	508 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4709	509 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4708	511 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4707	517 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0203	518 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes

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Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35172.0202	524 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35083.4706	525 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0201	528 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0105	604 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0104	610 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35085.0012	611 E MISSION AVE	Residential Low	Residential Low, Residential Moderate	Yes	R1	R1, RMF-40	Yes
35172.0103	618 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0102	624 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.0101	630 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0107	702 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3701	707 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0105	708 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0106	708 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0104	714 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0103	718 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0102	724 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0114	728 E MISSION AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35171.0307	802 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3808	803 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3809	807 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0306	808 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3810	811 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0305	814 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3811	817 E MISSION AVE	CC Core	CC Core	No	CA1	CA1	No
35171.0304	818 E MISSION AVE	CC Core	CC Core	No	CA1	CA1	No
35171.0303	824 E MISSION AVE	CC Core	CC Core	No	CA1	CA1	No
35084.3812	825 E MISSION AVE	CC Core	CC Core	No	CA1	CA1	No
35171.0514	914 E MISSION AVE	CC Core	CC Core	No	CA1	CA1	No
35171.0503	918 E MISSION AVE	CC Core, CC Transition	CC Core	Yes	CA1	CA1	No
35171.0502	924 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0512	930 E MISSION AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35084.3918	933 E MISSION AVE	CC Core	CC Core	No	CA1	CA1	No
35084.4011	1003 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0712	1004 E MISSION AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0704	1010 E MISSION AVE	Residential Low	CC Core	Yes	R1	CA1	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.4012	1013 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4019	1017 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0703	1018 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0702	1024 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0701	1028 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4020	1035 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4021	1103 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4015	1107 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4016	1111 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4017	1117 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4018	1123 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4109	1203 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4110	1207 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4111	1211 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4112	1217 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4113	1223 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4114	1307 E MISSION AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.4001	1617 N MORTON ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35084.3320	1705 N MORTON ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3208	1714 N MORTON ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3321	1715 N MORTON ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3020	1811 N MORTON ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3110	1822 N MORTON ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2709	703 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3610	704 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3611	708 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3608	712 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2710	717 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2711	721 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2712	727 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2713	731 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2715	735 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2806	803 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3505	804 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3504	808 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2807	811 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.3503	812 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2808	817 E NORA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.3502	820 E NORA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2911	901 E NORA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2912	911 E NORA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.3408	914 E NORA AVE	CC Core	CC Core	No	CC1-DC	CA1	Yes
35084.2913	917 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3407	918 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2914	921 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3406	922 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2915	927 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3405	928 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3404	934 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2916	935 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2917	937 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3403	938 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3402	942 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.2918	945 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3401	950 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3310	1002 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3011	1003 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3012	1007 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3309	1008 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3013	1011 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3308	1012 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3014	1015 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3307	1018 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3306	1022 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3015	1023 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3016	1101 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3305	1104 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3017	1107 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3304	1108 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3018	1111 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3303	1114 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3019	1117 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35084.3302	1118 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3021	1121 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3301	1124 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3111	1203 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3207	1204 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3112	1207 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3206	1208 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3117	1213 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3218	1214 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3118	1215 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3217	1216 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3114	1219 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3204	1224 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3119	1225 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3120	1227 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3203	1228 E NORA AVE	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3202	1725 N PERRY ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35172.1113	301 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1801	302 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1112	309 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1111	311 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1110	317 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1813	318 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1805	324 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1109	325 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1806	328 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1108	329 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1212	401 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1718	402 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1213	407 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1716	414 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1717	418 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1701	428 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35172.1214	429 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1313	503 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35172.1622	508 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35172.1310	517 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35172.1311	521 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35172.1312	527 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35172.1401	601 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35175.1522	630 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0207	703 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35171.2405	704 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0208	707 E SHARP AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35171.0209	711 E SHARP AVE	Institutional, Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.2404	714 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0210	717 E SHARP AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.2403	718 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0211	723 E SHARP AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.2402	724 E SHARP AVE	Institutional	Institutional	No	R2	RHD-75	Yes
35171.0213	727 E SHARP AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.2601	802 E SHARP AVE	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35171.0407	803 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0408	807 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0409	815 E SHARP AVE	CC Transition, CC Core	CC Core	Yes	CA4	CA1	Yes
35171.0410	819 E SHARP AVE	CC Core	CC Core	No	CA2	CA1	Yes
35171.0411	821 E SHARP AVE	CC Core	CC Core	No	CA2	CA1	Yes
35171.0607	901 E SHARP AVE	CC Core	CC Core	No	CA2	CA1	Yes
35171.1205	908 E SHARP AVE	CC Core	CC Core	No	CA2	CA1	Yes
35171.0608	911 E SHARP AVE	CC Core, CC Transition	CC Core	Yes	CA2	CA1	Yes
35171.1204	914 E SHARP AVE	CC Core, CC Transition	CC Core	Yes	CA2	CA1	Yes
35171.0609	917 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.1203	918 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.1202	924 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0610	929 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.1201	930 E SHARP AVE	CC Transition	CC Core	Yes	CA4	CA1	Yes
35171.0807	1007 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1105	1008 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1104	1012 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0808	1013 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0809	1017 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35171.1103	1018 E SHARP AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0416	303 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1114	304 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1102	308 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0411	309 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0410	311 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1103	312 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1104	314 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0409	315 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1105	318 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0408	325 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1106	328 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0407	329 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1211	404 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0307	405 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1206	408 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0308	411 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1205	412 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0309	417 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1204	418 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0310	421 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1203	424 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.0311	427 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1201	428 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35172.1305	502 E SINTO AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35172.0209	503 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0217	507 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1304	510 E SINTO AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35172.0211	511 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1303	514 E SINTO AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35172.0212	517 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.1302	518 E SINTO AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35172.0213	525 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0107	603 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0108	607 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0109	611 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35172.0110	615 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35172.0111	623 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0205	702 E SINTO AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35171.0108	703 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0204	708 E SINTO AVE	Institutional	Institutional	No	R1	RHD-75	Yes
35171.0109	709 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0110	711 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0203	714 E SINTO AVE	Institutional, Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.0111	717 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0202	720 E SINTO AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.0112	723 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0113	727 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35171.0201	728 E SINTO AVE	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35171.0308	803 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0414	804 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0309	807 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0310	813 E SINTO AVE	Residential Low, CC Core	CC Core	Yes	R1	CA1	Yes
35171.0404	814 E SINTO AVE	Residential Low, CC Core	CC Core	Yes	R1	CA1	Yes
35171.0312	817 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0403	818 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0311	819 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0316	823 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0402	824 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0507	907 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0605	908 E SINTO AVE	CC Core	CC Core	No	CA3	CA1	Yes
35171.0508	911 E SINTO AVE	CC Core, Residential Low	CC Core	Yes	CA3	CA1	Yes
35171.0604	912 E SINTO AVE	CC Core, Residential Low	CC Core	Yes	CA3	CA1	Yes
35171.0603	916 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0509	917 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0602	922 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0510	923 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35171.0601	928 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0513	929 E SINTO AVE	Residential Low	CC Core	Yes	R1	CA1	Yes
35171.0812	1002 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0813	1004 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0713	1005 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0707	1009 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0708	1011 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0804	1014 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0709	1017 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0803	1018 E SINTO AVE	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35162.2002	1111 N SOUTH RIVERTON AVE	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35175.0410	703 E SPOKANE FALLS BLVD	Institutional	Institutiona	Yes	GC-150, DTU	CC1-EC, DTU	Yes
35174.0510	840 E SPOKANE FALLS BLVD	CC Core	Institutional	Yes	CC1-EC	CC1-EC	No
35174.0511	850 E SPOKANE FALLS BLVD	CC Core, None	CC Core, None	No	CC1-EC	CC1-EC	No
35174.0512	902 E SPOKANE FALLS BLVD	CC Core, HI	CC Core, HI	No	CC1-EC	CC1-EC	No
35174.0318	902 E SPRINGFIELD AVE	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0218	1019 E SPRINGFIELD AVE	Commercial	CC Core	Yes	GC-150	CA1	Yes
35172.1301	1321 N STANDARD ST	Residential Low	Institutional	Yes	R1	RHD-75	Yes
35172.0106	1414 N STANDARD ST	Residential Low	Residential High	Yes	R1	RHD-55	Yes
35083.4705	1619 N STANDARD ST	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35174.0027	704 N SUPERIOR ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0223	704 N SUPERIOR ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0207	711 N SUPERIOR ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0219	722 N SUPERIOR ST	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0208	731 N SUPERIOR ST	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0209	751 N SUPERIOR ST	Commercial	CC Core	Yes	GC-150	CC1-EC, CA1	Yes
35171.0030	1016 N SUPERIOR ST	Residential Moderate, Conservation OS	Residential High	Yes	RMF	RHD-55	Yes
35171.0013	1100 N SUPERIOR ST	Residential Moderate, Conservation OS	Residential High	Yes	RMF	RHD-55	Yes
35171.1313	1111 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0016	1114 N SUPERIOR ST	Residential Moderate, Conservation OS	Residential High	Yes	RMF	RHD-55	Yes
35171.0017	1114 N SUPERIOR ST	Residential Moderate	Residential High	Yes	RMF	RHD-55	Yes
35171.1315	1117 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1314	1121 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35171.0015	1216 N SUPERIOR ST	Residential Moderate	Residential High	Yes	RMF	RHD-55	Yes
35171.1102	1221 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.1101	1227 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0012	1280 N SUPERIOR ST	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35171.0811	1305 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0810	1311 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0802	1319 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0801	1327 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0711	1403 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35171.0710	1413 N SUPERIOR ST	Residential Low	Residential High	Yes	R1	RHD-75	Yes
35174.0596	820 E TRENT	CC Core	Institutional	Yes	CC1-EC	CC1-EC	No
35173.0116	500 E TRENT AVE	Downtown, CC Core	Downtown, Institutional	Yes	DTU, CC1-EC	DTU, CC1-EC	No
35174.0334	801 E TRENT AVE	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35174.0325	905 E TRENT AVE	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0326	909 E TRENT AVE	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0028	1007 E TRENT AVE	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0224	1007 E TRENT AVE	CC Core	CC Core	No	CC1-DC	CC1-EC, CA1	Yes
35084.2705	Unassigned Address	Residential Low	Residential Moderate	Yes	R1	RMF-40	Yes
35084.3220	Unassigned Address	Residential Low	Residential Low, Residential Moderate, Residential High	Yes	R1	R1, RMF-40, RHD-75	Yes
35171.0021	Unassigned Address	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35171.0022	Unassigned Address	Conservation OS, LI	Conservation OS, LI	No	LI, RMF	LI, RMF, RHD-55	Yes
35171.0025	Unassigned Address	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35171.0029	Unassigned Address	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35171.0036	Unassigned Address	LI, Conservation OS	LI, Conservation OS	No	LI, RMF	LI, RHD-55	Yes
35171.0037	Unassigned Address	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35171.0039	Unassigned Address	Conservation OS	Conservation OS	No	RMF	RHD-55	Yes
35171.1703	Unassigned Address	Commercial	CC Core	Yes	GC-150	CC1-EC	Yes
35171.1913	Unassigned Address	Institutional	Institutional	No	RHD-55	RHD-75	Yes
35171.1915	Unassigned Address	Institutional	Institutional	No	RHD-55, OR-55	CC1-EC	Yes
35172.1708	Unassigned Address	Institutional	Institutional	No	R2	RHD-75	Yes
35173.0001	Unassigned Address	Institutional, Conservation OS	Institutional, Conservation OS	No	RHD-55, GC-150	RHD-55, RHD-75	Yes
35174.0004	Unassigned Address	CC Core, LI	CC Core, LI	No	CC1-DC, LI	CC1-EC, LI	Yes

Exhibit J: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION			ZONING MAP DESIGNATION		
		Current	Proposed	Would It Change?	Current	Proposed	Would It Change?
35174.0217	Unassigned Address	Commercial	CC Core	Yes	GC-150	CA1	Yes
35174.0328	Unassigned Address	CC Core	CC Core	No	CC1-DC	CC1-EC	Yes
35174.0332	Unassigned Address	CC Core	CC Core	No	CC1-DC	CC1-EC, CA1	Yes
35174.0401	Unassigned Address	Institutional	Institutional	No	RHD-55, GC-150	RHD-75	Yes
35174.0402	Unassigned Address	Institutional	Institutional	No	RHD-55, GC-150	RHD-75	Yes
35174.0417	Unassigned Address	Institutional	Institutional	No	GC-150	CC1-EC	Yes
35174.0509	Unassigned Address	CC Core, HI	CC Core, HI	No	CC1-EC	CC1-EC	No
35175.0406	Unassigned Address	Institutional	Institutional	No	RHD-55, GC-150	RHD-75	Yes
35175.2708	Unassigned Address	Institutional	Institutional	No	RHD-55	RHD-75	Yes

Exhibit K: List of All Parcels in the Project Area

Parcel	Site Address	LAND USE PLAN MAP DESIGNATION		ZONING MAP DESIGNATION	
		Current	Proposed	Current	Proposed
35172.2906	202 E CATALDO AVE	Institutional, Conservation OS	Institutional, Conservation OS	RHD-55, DTU, CB-150	RHD-55, DTU, CB-150
35171.0315	1419 N HAMILTON ST	CC Core	CC Core	CA1	CA1
35084.3910	1604 N HAMILTON ST	CC Core	CC Core	CA1	CA1
35084.3813	1617 N HAMILTON ST	CC Core	CC Core	CA1	CA1
35084.3811	817 E MISSION AVE	CC Core	CC Core	CA1	CA1
35171.0304	818 E MISSION AVE	CC Core	CC Core	CA1	CA1
35171.0303	824 E MISSION AVE	CC Core	CC Core	CA1	CA1
35084.3812	825 E MISSION AVE	CC Core	CC Core	CA1	CA1
35171.0514	914 E MISSION AVE	CC Core	CC Core	CA1	CA1
35084.3918	933 E MISSION AVE	CC Core	CC Core	CA1	CA1
35174.0511	850 E SPOKANE FALLS BLVD	CC Core, None	CC Core, None	CC1-EC	CC1-EC
35174.0512	902 E SPOKANE FALLS BLVD	CC Core, HI	CC Core, HI	CC1-EC	CC1-EC
35174.0509	Unassigned Address	CC Core, HI	CC Core, HI	CC1-EC	CC1-EC

The parcels listed above would not change their current Land Use Plan Map and Zoning designation under Proposal Z24-105COMP. They are listed here because they are inside the study area for the South Logan TOD study and its resulting recommendations. However, their designations would remain unchanged by this proposal.