

OFFICE OF THE CITY CLERK 808 W. Spokane Falls Blvd. Spokane, Washington 99201-3342 509.625.6350

January 29, 2024

City Clerk File No.: RES 2024-0015

COUNCIL ACTION MEMORANDUM

RE: RESOLUTION 2024-0015 RECOGNIZING THE FINAL SOUTH LOGAN TRANSIT-ORIENTED DEVELOPMENT PLAN AND FINAL IMPACT STATEMENT

During the Spokane City Council's 3:30 p.m. Briefing Session held Monday, January 29, 2024, upon review of Resolution 2024-0015 on the January 29 Current Agenda, the City Council considered a proposed amendment from Council Member Cathcart as filed on January 26, 2024, and included in the Council's agenda packet under Resolution 2024-0015. Council Member Cathcart read the amendment [to page 45 ("Policies Implementing LU-1-3") of the South Logan TOD Plan] into the record, as follows:

"Collaborate with Parking Enforcement, the community, educational institutions, and property owners to identify and develop strategies in South Logan for funding and enhancing parking enforcement and management. Considerations could include the establishment of a parking district, the implementation of a residential parking program, or the application of fees from high-impact uses, such as student housing, to fund public parking facilities. These strategies should also aim to enhance on-street parking through improved striping, clear signage, and wayfinding. Additionally, the plan should involve revising parking fines to effectively address and deter significant and emergent issues, such as blocked driveways within the area."

The following action was taken:

Motion by Council Member Cathcart, seconded by Council Member Bingle, to amend page 45 (Policies Implementing LU-1-3") of the South Logan TOD Plan associated with Resolution 2024-0015 (as read by Council Member Cathcart); carried 7-0.

At the 6:00 p.m. Legislative Session held January 29, KayCee Downey, Planner II, provided a presentation on Resolution 2024-0015 recognizing the Final South Logan Transit-Oriented Development Plan (as amended) and Final Environmental Impact Statement as the coordinated framework and community vision for encouraging mixed-use, walkable places in the South Logan area. After the presentation, public testimony was taken from one individual on Resolution 2024-0015. After Council commentary, the following action was taken:

Upon 7-0 Roll Call Vote, the City Council adopted Resolution 2024-0015, recognizing the Final South Logan Transit-Oriented Development Plan (as amended during the 3:30 p.m. Briefing Session) and Final Environmental Impact Statement as the coordinated framework and community vision for encouraging mixed-use, walkable places in the South Logan area.

Ayes: Bingle, Cathcart, Dillon, Klitzke, Navarrete, Wilkerson, and

Zappone

Nos: None Abstain: None Absent: None

Terri L. Pfister, MMC Spokane City Clerk

Agenda Sheet for City Council: Committee: Urban Experience Date: 01/08/2024 Committee Agenda type: Discussion		Date Rec'd	12/26/2023
		Clerk's File #	RES 2024-0015
		Renews #	
Council Meeting Date: 01/29	9/2024	Cross Ref #	
Submitting Dept	PLANNING & ECONOMIC	Project #	
Contact Name/Phone	MAREN X6737	Bid #	
Contact E-Mail	MMURPHY@SPOKANECITY.ORG	Requisition #	
Agenda Item Type	Resolutions	III The state of the state of	
Council Sponsor(s)	MCATHCART JBINGLE		
Agenda Item Name	0650 - RESOLUTION TO RECOGNIZE FINAL SOUTH LOGAN TOD PLAN AND FEIS		

Agenda Wording

A resolution recognizing the Final South Logan Transit-Oriented Development Plan and Final Environmental Impact Statement as the coordinated framework and community vision for encouraging mixed-use, walkable places in the South Logan area.

Summary (Background)

The South Logan TOD Project supports more connectivity and livability for the community, businesses, and organizations in South Logan. The Planned Action Environmental Impact Statement provides detailed analysis of the impacts of many potential projects all at once during the planning stage to help streamline permitting. The Final South Logan TOD Plan and Final EIS were published on November 30, 2023, followed by the Plan Commission public hearing on December 13, 2023.

Lease? NO	Grant related? YES	Public Works? NO	
Fiscal Impact			
Approved in Current Yea	r Budget? YES		
Total Cost	\$ 250,000		
Current Year Cost	\$		
Subsequent Year(s) Cost	\$		
20			

Narrative

The project is funded by the Transit-Oriented Development Implementation (TODI) grant program through the WA Department of Commerce.

Amount	Budget Account
Neutral	\$ #
Select	\$ # Approved by Spokane City Council
Select	\$ on: 1/29/2024
Select	\$ #
	\$ # Le Afficia
	\$ # City Clerk



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals		Additional Approvals	
Dept Head	GARDNER, SPENCER	ACCOUNTING -	MURRAY, MICHELLE
Division Director	GARDNER, SPENCER		
Accounting Manager	ORLOB, KIMBERLY		
<u>Legal</u>	RICHMAN, JAMES		
For the Mayor	JONES, GARRETT		

Distribution List

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ianc@makersarch.com	sharese.graham@scjalliance.com

Committee Agenda Sheet Urban Experience Committee

Committee Date	January 8, 2024	
Submitting Department	Planning & Economic Development	
Contact Name	Maren Murphy	
Contact Email & Phone	mmurphy@spokanecity.org, x6737	
Council Sponsor(s)	CM Cathcart and CM Bingle	
Select Agenda Item Type	☐ Consent ☐ Discussion Time Requested: 20	
Agenda Item Name	Resolution to Recognize Final South Logan TOD Plan and Final Environmental Impact Statement	
Proposed Council Action	☑ Approval to proceed to Legislative Agenda ☐ Information Only	
*use the Fiscal Impact box below for relevant financial information	The South Logan TOD Project supports more connectivity and livability for the community, businesses, and organizations in South Logan. The Planned Action Environmental Impact Statement provides detailed analysis of the impacts of many potential projects all at once during the planning stage to help streamline permitting. The Final South Logan TOD Plan and Final EIS were published on November 30, 2023, followed by the Plan Commission public hearing on December 13, 2023. The PC voted 6-2 to recommend approval of the Final Plan and FEIS for further consideration by the City Council for recognition by resolution, with additional work on ordinances in to begin in 2024.	
Fiscal Impact		
Approved in current year budget? Yes No N/A Total Cost: \$250,000 Current year cost: Subsequent year(s) cost: Narrative: This project is funded by the Transit-Oriented Development Implementation (TODI) grant program through the WA Department of Commerce.		
Funding Source	e-time	
Expense Occurrence ⊠ One-time □ Recurring □ N/A		
Other budget impacts: (revenue generating, match requirements, etc.)		
Operations Impacts (If N/A, please give a brief description as to why)		
What impacts would the proposal have on historically excluded communities? The project is intended to support high quality transit, increase housing capacity and diversity, and promote affordability along The City Line in the South Logan area. Reflecting the critical need for more affordable housing in the City, the project includes priorities and recommendations for housing affordability and anti-anti-displacement strategies as development and redevelopment occurs. How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial,		
ethnic, gender identity, national disparities?	al origin, income level, disability, sexual orientation, or other existing	

The project reviewed and analyzed environmental and social impacts of planned development and development alternatives as part of the process, following the guidance of the HEAL Act. An analysis of existing conditions established a baseline to inform the project with data on demographics, socioeconomics, housing and market conditions, land use and zoning, and infrastructure needs. The project also includes recommendations for anti-displacement and equitable TOD strategies.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Throughout the process, community engagement guided and informed the South Logan TOD Project through input from residents, businesses, institutions, agency partners, and other stakeholders.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? The South Logan TOD Project is aligned with many City policies to better connect land use and transportation, expand and increase the housing supply including middle housing and affordable housing, and promote anti-displacement and equitable outcomes. This includes the Comprehensive Plan (Housing Chapter), Housing Action Plan, Sustainability Action Plan, and Transit-Oriented Development Framework Study, and Logan Neighborhood Identity Plan.

RESOLUTION NO. 2024-0015

A resolution recognizing the *Final South Logan Transit-Oriented Development Plan* and *Final Environmental Impact Statement* as the coordinated framework and community vision for encouraging mixed-use, walkable places in the South Logan area.

WHEREAS, City of Spokane Comprehensive Plan Policy LU 7.4 provides the following framework for subarea planning: "Use the Comprehensive Plan for overall guidance and undertake more detailed sub-area and neighborhood planning in order to provide a forum for confronting and reconciling issues and empowering neighborhoods to solve problems collectively"; and

WHEREAS, the Land Use Chapter of the City of Spokane Comprehensive Plan sets forth Goal LU 3 – Efficient Land Use, to "Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems;" and

WHEREAS, the Transit-Oriented Development Policy LU 3.4 sets forth to "Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops;" and

WHEREAS, the Transportation Chapter of the City of Spokane Comprehensive Plan sets forth TR Goal B: Provide Transportation Choices to "Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices," and TR Goal C – Accommodate Access to Daily Needs and Priority Destinations to "Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life," and TR Goal E: Respect Natural & Community Assets to "Protect natural, community, and neighborhood assets to create and connect places where people live their daily lives in a safe and healthy environment," and TR Goal F: "Enhance Public Health & Safety to "Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users;" and

WHEREAS, the Housing Chapter of the City of Spokane Comprehensive Plan sets forth Goal H 1 – Housing Choice and Diversity to "Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents," and

WHEREAS, the Economic Development Chapter of the City of Spokane Comprehensive Plan sets forth Goal ED 3 – Strong Diverse and Sustainable Economy to "Foster a strong, diverse, and sustainable economy that provides a range of employment and business opportunities"; and

WHEREAS, in 2021, the Washington State Legislature appropriated \$2.5 million for cities to facilitate transit-oriented development in areas with light rail or fixed rail systems, bus rapid transit, high frequency bus service or park and ride lots; and

WHEREAS, the City of Spokane was one of 11 communities that received the Transit-Oriented Development Implementation (TODI) grant for \$250,000 from the Washington Department of Commerce in 2021 to facilitate transit-oriented development and increase residential capacity in areas of high-capacity transit; and

WHEREAS, the City of Spokane prepared the Transit-Oriented Development (TOD) Framework Action Plan, adopted by resolution in May 2022 under RES 2022-0039, that identifies strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the Spokane Transit Authority launched the City Line in July 2023, Spokane's first high performance bus rapid transit route, that completes a six-mile route between Spokane's historic Browne's Addition and Spokane Community College and connects through downtown and the University District, including Gonzaga University. Public, private, and institutional partners have leveraged this investment with millions of dollars in development of catalytic sites in and around the subarea; and

WHEREAS, the Logan Neighborhood adopted the Logan Neighborhood Identity Plan under the neighborhood planning program in 2013 that provides guidelines to establish neighborhood identity with streetscape improvements throughout the Hamilton Corridor, and adopted the Hamilton Form-Based Code in 2015 that governs the shape of the built environment and is intended to stimulate a dynamic and attractive urban environment under ORD C35212 and C35211; and

WHEREAS, the Planning & Economic Development Department secured the services of MAKERS Architecture & Urban Design, LP ("the consultant"), SCJ Alliance, Heartland LLC, and Parametrix to review zoning and regulations, and study environmental impacts of planned development through the development of the subarea plan and planned action environmental impact statement; and

WHEREAS, through community discussion and participation, the South Logan planning process identified community values and priorities for a coordinated framework and development approach for the South Logan area; and

WHEREAS, the Planning staff conducted extensive outreach with various online and inperson methods, including a project website, community events, stakeholder interviews, email updates to interested parties, online information sharing through a GIS story map, blog posts, social media, and regular project updates;

WHEREAS, Planning staff conducted a community survey for early input on the South Logan TOD Project from July to October 2022 to identify priorities, values, challenges, and opportunities in the South Logan area, and received 126 responses; and

WHEREAS, in September 2022, Planning staff and the consultant hosted a three-day community planning studio with stakeholder interviews, open houses, and two community meetings for public scoping and to gather input about future possibilities for the South Logan area; and

WHEREAS, the consultants prepared the South Logan Existing Conditions Report in November 2022 to assess existing conditions of the South Logan study area and to conduct market analysis of development potential, and the Housing & Anti-Displacement Memo in December 2022 to identify strategies to promote housing affordability and to mitigate displacement in the South Logan area; and

WHEREAS, the City hosted a virtual open house in January 2023 to gather feedback on the preliminary alternatives as part of the environmental review process to identify possible outcomes for enhancing transit-oriented development in South Logan; and

WHEREAS, the City conducted two mailings of more than 3,000 postcards each to all property owners, taxpayers, and occupants in the South Logan study area in September 2022 and May 2023; and

WHEREAS, between June 2022 and October 2023, staff and the consultants gave a combined thirty presentations on updates to the planning process and deliverables at key stages, including ten workshops with the Plan Commission, four study sessions with City Council, and numerous presentations to stakeholder groups like the Logan Neighborhood Council and the University District Development Association, in addition to various meetings with stakeholders like Gonzaga University and area organizations and businesses; and

WHEREAS, the City published the *Draft South Logan TOD Plan* and the *Draft Environmental Impact Statement (DEIS)* for a 30-day public comment period from May 9 to June 8, 2023, and hosted a public workshop on May 18, 2023 when community members were able to provide feedback on the Draft Plan and draft alternatives in the DEIS to shape the South Logan area; and

WHEREAS, the Draft Plan presented goals and policies, based on community vision, to encourage mixed-use and walkable places close to transit in South Logan, and the DEIS identified impacts of future scenarios with a mix of uses and intensities, public improvements, and other actions that meet community values;

WHEREAS, the City received 16 written comments on the Draft Plan and DEIS during the public comment period as part of the public record, and all timely and substantial

comments were reviewed and considered in the development of the preferred alternative and final plan; and

WHEREAS, the development of the preferred alternative was shaped by the public comments and full project engagement throughout the process, the environmental review in the DEIS, and the plan values that were outlined in the *Draft South Logan TOD Plan*; and the preferred alternative was composed of a combination of the different alternatives as the preferred direction for future growth and investment in South Logan; and

WHEREAS, the Final South Logan TOD Plan and Final Environmental Impact Statement (FEIS) was published on November 30, 2023 for final consideration; and

WHEREAS, the *Final South Logan TOD Plan* presents the plan values that recognize the unique aspects of South Logan, the plan concept that recommends a set of actions to encourage transit-oriented development, the land use framework that identifies changes to zoning and regulations, and goals and policies to guide future implementation and investments in South Logan including land use, housing and anti-displacement, community design, connectivity, and sustainability goals; and

WHEREAS, the Final Plan recommendations are based on the Preferred Alternative which was evaluated in the *South Logan TOD FEIS*, including impacts and mitigation measures of planned development; and

WHEREAS, additional steps are anticipated including the adoption of the Planned Action via ordinance and necessary implementation ordinances at a future date; and

WHEREAS, the Spokane Plan Commission held the public hearing on December 13, 2023 and deliberated and voted 6 to 2 to recommend approval of a resolution recognizing the *Final South Logan TOD Plan* and *FEIS*, with amendments; and

WHEREAS, as prescribed in SMC 04.12.010, this resolution is not an action to amend the City's Comprehensive Plan or development regulations by recommendation of the Plan Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Spokane City Council recognizes the *Final South Logan TOD Plan and FEIS* as a declaration of the subarea's desired future condition, and reflecting stakeholder priorities for enhanced connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood; and

Passed by the City Council this 29th	day ofanuary	, 2024.
	La State	
Approved as to form:	City Clerk	
Hisabeth Schoold Assistant City Attorney	OF SPOR	



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Certificate Of Completion

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eschoedel@spokanecity.org

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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows
2 2	Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0
	or above (Windows only); Mozilla Firefox 2.0
	or above (Windows and Mac); Safari ™ 3.0 or
	above (Mac only)
PDF Reader:	Acrobat® or similar software may be required
	to view and print PDF files
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