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Agenda Sheet for City Council Meeting of:
04/18/2022

		Date Rec'd	4/4/2022
		Clerk's File #	RES 2022-0033
		Renews #	
Submitting Dept	PLANNING & ECONOMIC	**Cross Ref #**	
Contact Name/Phone	MAREN 625-6737	**Project #**	
Contact E-Mail	MMURPHY@SPOKANECITY.ORG	**Bid #**	
Agenda Item Type	Resolutions	**Requisition #**	
Agenda Item Name	0650 - SOUTH LOGAN TRANSIT-ORIENTED DEVELOPMENT (TOD) PROJECT		

Agenda Wording

A resolution directing City of Spokane Planning Services staff to conduct a subarea planning process and environmental review in the South Logan area of the Logan Neighborhood

Summary (Background)

The City of Spokane was awarded $250,000 in grant funds from the Transit-Oriented Development and Implementation (TODI) grant program through the WA Dept. of Commerce. The City will develop a subarea plan and planned action environmental impact statement (EIS) to facilitate transit-oriented development (TOD) along The City Line, Spokane's first bus rapid transit route, with high-density residential development.

Lease? NO Grant related? YES Public Works? NO

Fiscal Impact		**Budget Account**
Revenue	$ 250,000	# 1360-94175-99999-33442
Expense	$ 250,000	# 1360-94175-58620-54201
Select	$	#
Select	$	#

Approvals		**Council Notifications**	
Dept Head	BLACK, TIRRELL	**Study Session\Other**	PIES 3/28/22
Division Director	BLACK, TIRRELL	**Council Sponsor**	CM Cathcart & CM
Finance	MURRAY, MICHELLE	**Distribution List**	
Legal	RICHMAN, JAMES	mmurphy@spokanecity.org	
For the Mayor	ORMSBY, MICHAEL	tblack@spokanecity.org	
Additional Approvals		sgardner@spokanecity.org	
Purchasing		sbishop@spokanecity.org	
GRANTS,	MURRAY, MICHELLE	jchurchill@spokanecity.org	
		smacdonald@spokanecity.org	

Adopted by Spokane City Council on: 04/18/2022

DocuSigned by:
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City Clerk

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Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

to facilitate transit-oriented development that leverages investments in The City Line with high-density residential development.

Summary (Background)

The study area focuses on The City Line stations in the South Logan area around Gonzaga University, which is adjacent to the Hamilton Street Corridor in the Logan Neighborhood.

Fiscal Impact		Budget Account
Select	$	#
Select	$	#

Distribution List

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Agenda Sheet

Submitting Department	Planning Services, Community and Economic Development
Contact Name & Phone	Maren Murphy, 625-6737
Contact Email	mmurphy@spokanecity.org
Council Sponsor(s)	Council Member Cathcart, Council Member Bingle
Select Agenda Item Type	☒Consent ☐ Discussion Time Requested:
Agenda Item Name	South Logan Transit-Oriented Development (TOD) Project Subarea Resolution
Summary (Background)	The City of Spokane was awarded $250,000 in grant funds from the Transit-Oriented Development and Implementation (TODI) grant program through the WA Dept. of Commerce. The City will develop a subarea plan and planned action environmental impact statement (EIS) to facilitate transit-oriented development (TOD) along The City Line, Spokane's first bus rapid transit route, with high-density residential development. The study area focuses on The City Line stations in the South Logan area around Gonzaga University, which is adjacent to the Hamilton Street Corridor in the Logan Neighborhood. Project Scope: • The project will review land use, zoning, and design standards to increase variety of allowable housing types and mixed-use development. • It will identify public infrastructure needs, including water and traffic, to support higher density housing in the area. • The project will also address development code changes needed to increase residential capacity and include a market analysis to help the City better understand the overall potential. • Additionally, the City will identify anti-displacement and equitable TOD strategies to preserve and expand low-income and workforce housing in the area, protect residents from rising costs, connect people to opportunities, and support local businesses. • The project will also conduct a comprehensive analysis of environmental impacts and consequences, alternatives, and mitigation measures of planned development in advance to streamline permit processing times through the development of a planned action EIS. The City will hire a consultant team to help develop the deliverables and conduct the environmental analyses. The process will include community engagement with community members, property owners, businesses, key institutional and organizational stakeholders, and agency partners. The project is expected to begin in Q2 2022, with final adoption by ordinance anticipated by June 15, 2023. The project was presented at PIES Committee on March 28, 2022.
Proposed Council Action &	Adoption of subarea resolution on April 18, 2022

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Date:	

Fiscal Impact:

Total Cost: $250,000 (the grant is reimbursement based on deliverables)

Approved in current year budget? ☒ Yes ☐ No ☐ N/A

Funding Source ☒One-time ☐ Recurring

Specify funding source: TODI Grant funded through WA Dept of Commerce

Expense Occurrence ☒One-time ☐ Recurring

Other budget impacts: (revenue generating, match requirements, etc.) No match is required.

Operations Impacts

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 will include a strong focus on expanding low-income and workforce housing in the area. The Logan Neighborhood has been identified through the Housing Action Plan as an area with moderate risk for displacement. With an equity focus, the project outcomes will identify tools and strategies to encourage affordable housing, support existing renters and lower income households, and prevent displacement 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 origin, income level, disability, sexual orientation, or other existing disparities?

The project will review and analyze environmental and social impacts of planned development and development alternatives as part of process. An analysis of existing conditions will establish a baseline that will inform the project with data on demographics, socioeconomics, housing and market conditions, land use and zoning, and infrastructure needs. Additional consideration will be given to disaggregate relevant data based on equity indicators. The project will also include 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 will help inform and guide the work through input from residents, businesses, institutions, agency partners, and other stakeholders. A monitoring program as part of the subarea plan will provide a method for measuring the effectiveness of planned development in achieving strategic housing and transportation objectives.

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 proposal is aligned with many City policies to better connect land use and transportation, expand and increase housing supply, expand missing 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, Mayor Proclamation for a Housing Emergency, City Council/Plan Commission 2021-2022 Joint Work Plan, and Transit-Oriented Development Framework Study, and Logan Neighborhood Identity Plan.

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RESOLUTION NO. 2022-0033

A RESOLUTION directing City of Spokane Planning Services staff to conduct a subarea planning process and environmental review in the South Logan area of the Logan Neighborhood to facilitate transit-oriented development that leverages investments in The City Line with high-density residential development.

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

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

WHEREAS, the 2021 Legislature appropriated $2.5 million for cities through the Washington Department of Commerce 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, City of Spokane planning staff applied for and was awarded the Transit-Oriented Development Implementation (TODI) grant from the Department of Commerce for $250,000 in October 2021; and

WHEREAS, grant awards may only fund efforts that address environmental impacts and consequences, alternatives and mitigation measures in sufficient detail to allow the analysis to be adopted in whole or in part by applicants for development permits within the geographic area analyzed in the plan; and

WHEREAS, all grant deliverables must be completed and submitted to the Department of Commerce by June 15, 2023; and

WHEREAS, the study area will focus on three City Line bus rapid transit stations in the South Logan area of the Logan Neighborhood and University District—Athletic Center, Desmet Avenue, Columbus Street—around Gonzaga University, the Hamilton Street Corridor, and the Trent & Hamilton Employment Center, as designated on the Land Use Plan Map; and

WHEREAS, the proposed action the City will take is to develop a sub-area plan to review zoning, development codes and design standards, conduct a market analysis, and identify public infrastructure needs to support higher density housing and land use changes close to transit;

WHEREAS, the proposed action will leverage investment in civic infrastructure, including the improvement of bicycle and pedestrian trails and the development of a new hub for medical and health education, research and innovation; and

WHEREAS, the proposed action will consider anti-displacement and equitable strategies to preserve and expand affordable housing, connect people to jobs and opportunities, and support local businesses; and

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WHEREAS, the proposed action will include a comprehensive review of land use, transit, stormwater, utilities, and other critical components though a Planned Action Environmental Impact Statement (EIS) in sufficient detail to allow the analysis to be adopted in whole or in part by applicants for development permits within the geographic area analyzed in the plan, consistent with RCW 43.21C.031 and WAC 197-11-164 through WAC 197-11-172; and

WHEREAS, the City will hire a consultant(s) through an RFQ process to conduct the necessary environmental review and develop the subarea plan and planned action ordinance; and

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

WHEREAS, the proposed action is aligned with the housing goal in the City's Comprehensive Plan, Chapter 6, Housing, *Goal 1.1 Housing Choice and Diversity* that outlines policies to provide opportunities for a variety of housing types that are safe and affordable for all income levels to meet the diverse housing needs of current and future residents; and

WHEREAS, the proposed action is aligned with *Housing Policy H 1.11 Access to Transportation* which calls for housing that provides easy access to public transit and other efficient modes of transportation, and *Policy H 2.4 Linking Housing with Other Uses* that outlines that plans should provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses; and

WHEREAS, in 2021, the Mayor issued a proclamation for a housing emergency to quickly expand and increase the housing supply; and

WHEREAS, expanding housing options and diversity is also a key focus in the 2021-2022 City Council/Plan Commission joint work plan; and

WHEREAS, the City's Housing Action Plan adopted in 2021 provides guidance to continue to plan for housing within new and existing Centers and Corridors including transitioning density and intensity to lower density areas; to encourage missing middle housing adjacent to Centers and Corridors; and to encourage and communicate the ability for developers to build to allowed density in Centers and Corridors; and

WHEREAS, the proposed action builds on efforts through the City's Transit-Oriented Development (TOD) Framework Study developed by a consultant that includes general strategies for transit-oriented development along The City Line; and

WHEREAS, the Spokane Transit Authority, the University District Public Development Authority, and Gonzaga University provided letters of support for the grant application and proposed project; and

WHEREAS, the proposed action will provide an approach to further engage property owners, residents, and businesses in the study area on TOD improvements; and

WHEREAS, a Map of the study area is attached as Exhibit A; and

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

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

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL that staff are directed to engage in subarea planning in the South Logan area/University District under the TODI Grant.

ADOPTED by the City Council this 18th day of April, 2022.

Approved as to form:

DocuSigned by:
Michael J. Piccolo
0E8DBB1D5EFE4BA...
Assistant City Attorney

Attest:

DocuSigned by:
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City Clerk

DS

CITY OF SPOKANE WASHINGTON

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Exhibit A. Study Area Map

City of Spokane
South Logan Transit-Oriented Development (TOD) Subarea Plan

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Exhibit B. Public Participation Plan

City of Spokane
South Logan Transit-Oriented Development (TOD) Subarea Plan

Through Resolution, the City Council is directing Planning staff to conduct a subarea planning process and planned action environmental impact statement (EIS) in the South Logan area of the Logan Neighborhood to facilitate transit-oriented development that leverages investments in The City Line with higher density housing.

The City will hire a consultant to facilitate the subarea planning process, environmental review, and community engagement. This initial public participation plan describes an overview of steps the City will take to facilitate public engagement and input throughout the process. The consultant will develop a more detailed community engagement plan as part of their deliverables. This plan is a working document and will be adjusted as needed to provide for the greatest and broadest public participation.

1. Public Participation Goals

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

- Broad dissemination of proposals and alternatives;
- Opportunity for written comments;
- Public meetings after effective notice;
- Provision for open discussion;
- Communication programs;
- Information services; and
- Consideration of and response to public comments

In conjunction with the subarea plan, a planned action EIS will also be prepared. This will include public involvement efforts aligned with the SEPA process.

2. Public Participation Opportunities

The City of Spokane is committed to providing multiple opportunities for public participation throughout the process. The City in coordination with the consultant will use a variety of communication tools to inform, consult, involve, and collaborate with the community and encourage engagement throughout the process.

2.1 Website

The City of Spokane will create a project webpage for the South Logan TOD Subarea Plan where people can access status updates, project materials, planning documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the

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subarea planning process. The page will include who to contact for more information and an email link for questions and comments.

2.2 Mailed Notice

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

2.3 Email Communication

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

2.4 Focus Groups and Interviews

The City and consultant will hold focus groups and/or interviews with stakeholders on key themes as necessary to explore specific topics in-depth and identify gaps and opportunities.

2.5 Community Workshops and Open Houses

The City and consultant will hold a series of community workshops, open houses, and neighborhood meetings at key times throughout the process that may be offered either in person or virtually to allow interested persons the opportunity to discuss the proposal.

2.6 Plan Commission and City Council

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

2.7 Public Review and Comment

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

3. Public Participation Timeline

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

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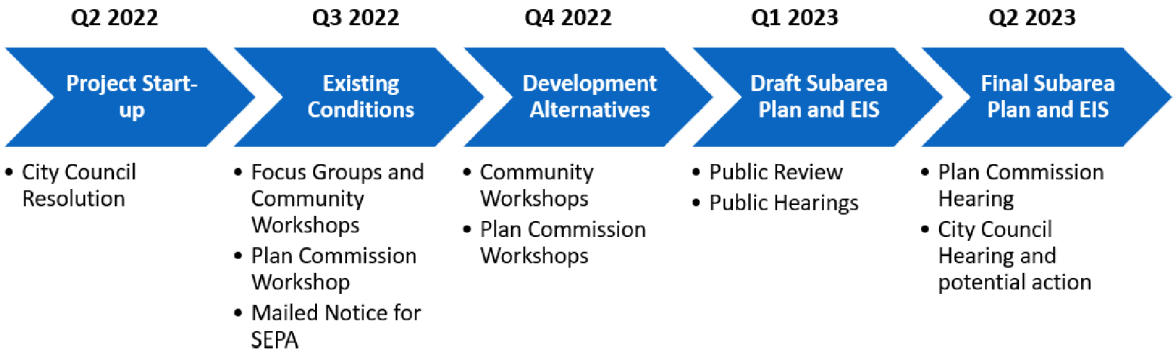
Figure 1. South Logan TOD Subarea Plan Initial Public Outreach Timeline



4. Public Comment Periods and Hearings

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

5. Identifying Stakeholders

The City and consultant will work to ensure broad engagement of community members, neighborhood institutions, and organizational stakeholders, including:

- Current residents, workers, and neighborhood, with emphasis on residents within ¼ mile radius
- Adjacent neighborhoods and broader Spokane community
- Community organizations and advocates
- Housing providers
- Transit and agency partners
- Property owners and developers
- Business and community investors
- Higher education institutions
- Tribes and tribal communities

Contact

Maren Murphy, AICP, Assistant Planner, City of Spokane
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(509) 625-6737