SOUTH LOGAN
TOD PLAN

Public Workshop | May 18, 2023

Maren Murphy, AICP
Senior Planner, City of Spokane
southlogantod@spokanecity.org
What is this Project?

• The City is planning for mixed-use, walkable development in South Logan along the City Line, Spokane's first bus rapid transit route.

• This effort will craft a vision that will guide future development and support more neighborhood connectivity.

• The project is part of the City's efforts to enhance housing options, affordability, and mixed-use development in areas with good access to daily needs, services & jobs.
South Logan Study Area

Three City Line Stations:
- McCarthey Athletic Center Station
- Desmet Station
- Columbus/Mission Station
Transit-Oriented Development (TOD) Guiding Principles

Station Environment

Destinations & Station Access

Mixed Use, Higher Density, Pedestrian-Oriented, Multi-modal

Transit-Supportive Policies

Housing affordability, anti-displacement

Visit the City’s TOD Framework Study for more.
Project Timeline

**Project Website**
- Community Survey
- Planning Studio (September 2022)
- Stakeholder Interviews
- Neighborhood Tabling
- Email Newsletter
- Presentations & Updates
- Social Media and Blog Posts
- Gonzaga Student Outreach

**Community Engagement**
- May 9 - June 8, 2023
- Public Comment Period

**Preferred Alternative**
- May 18
- Public Workshop

**Final Plan & FEIS**
- June

**City Council Adoption**
- Aug-Nov
- Public Hearings

**Adoption Process**
- City Council Adoption in Fall 2023

**Draft Subarea Plan and DEIS**
- July

**Final Subarea Plan and EIS**
- 2023 Q3

**Adoption**
- 2023 Q3

**Process**
- May 9 - June 8, 2023
- Public Comment Period

**Website**
- my.spokanecity.org/southlogantod
Outcome: Planned Action EIS

• This project will produce a **Subarea Plan**, a “Planned Action” **Environmental Impact Statement (EIS)**, and a **Planned Action Ordinance**

• A Subarea Plan provides the framework, goals, and policies for coordinated growth in this area

• A Planned Action EIS analyzes the impacts of many similar potential projects all at once, rather than one at a time

• Three action alternatives currently under review in Draft EIS (DEIS) covering a range of development scenarios; the final **preferred alternative** may be composed of some combination of the three

• The Planned Action Ordinance outlines the parameters for a project to qualify as a planned action
Plan Values

- Enhance connectivity, accessibility & mobility in South Logan & to Spokane river
- Support universities & health sciences sectors, innovation & sustainability
- Support job access, diverse industries & employment
- Expand housing options & affordability for residents of all incomes & ages
- Minimize residential & local business displacement
- Build on South Logan’s diverse urban context & history with integrity

*Drawn from Comp Plan, TOD Framework Plan Policies, and preliminary engagement findings from this effort*
Draft Subarea Plan Overview
Review of Alternatives

**Alternative 1: No Action**
- Assumes today’s zoning
- City Line begins service 2023

**Action Alternatives: 2, 3 & 4**
- Simplified zoning
- Encourage transit-oriented development
- Increase housing
- Streetscape and traffic calming improvements
Alternative 1: No Action

Land Use/Zoning

• Retain existing zoning
• Hamilton Form-Based Code: CA1-CA4
• Building Opportunity and Choices for All interim zoning ordinance not assumed because no permanent solution
Alternative 1: No Action

Planned Improvements

- City Line begins service July 2023
- Completion of SR 290/Trent Avenue Bridge
- No changes to streetscape design plans
- Assumes development under existing zoning
Features Common to All Action Alternatives

1. Adjust Hamilton Form-Based Code
2. Enhance existing Hamilton St crossings
3. Install an enhanced crosswalk at the Hamilton St-Springfield Ave intersection
4. Rezone General Commercial in southeast to Centers and Corridors, while retaining current height limit.
Alternative 2: Hamilton Crossing

Land Use/Zoning Changes

A. Expand Centers and Corridors Employment Center (CC-EC) zoning
B. Expand zoning for mid-rise (5-7 stories) development around Desmet Station.
C. Increase housing capacity north of Gonzaga University.
D. Increase housing capacity around Mission Park.
C. Increase Housing Capacity

- Residential Med - 40'
- Residential High - 55'
Alternative 2: Hamilton Crossing

Priority Actions & Investments

E. Prioritize Sharp Ave-Hamilton St intersection with walking & streetscape improvements.
Alternative 2: Hamilton Crossing

Priority Actions & Investments

F. Emphasize Springfield Ave as a pedestrian-oriented “main street” and add traffic signal at Hamilton St intersection.
Alternative 2: Hamilton Crossing

Priority Actions & Investments

G. Explore short- & long-term traffic calming opportunities along Hamilton St.

H+I. Study options for improved east-west bicycle and walking connections across and through north end of neighborhood
H. Mission
1. If not Mission, then Sharp
Alternative 3: Southeast Riverfront

Land Use/Zoning Changes

A. Rezone GC to CC-EC while retaining existing height limits.

B. Expand areas allowed for mid-rise development around the current Hamilton St form-based code (FBC) area.

C. Increase housing capacity 1½ blocks north of Gonzaga University by applying Residential Medium zoning.
C. Increase Housing Capacity
Alternative 3: Southeast Riverfront

Priority Actions & Investments

D. Walking-oriented node at Springfield Ave & Columbus St.
Alternative 3: Southeast Riverfront

Priority Actions & Investments

E. Mixed-use “main street” on Columbus St between Desmet Ave and Trent Ave.
Alternative 3: Southeast Riverfront

Priority Actions & Investments

F. Add a traffic signal at Springfield Ave & Hamilton St intersection to enhance east-west connectivity.

G. Pursue public/private partnerships to deliver neighborhood amenities, shared assets like structured parking, and catalyzing development.
Alternative 3: Southeast Riverfront

Priority Actions & Investments

H. Maximize riverfront connections, open space improvements, and access.
Alternative 4: TOD Emphasis

Land Use/Zoning Changes

A. Expand areas allowed for mixed-use mid-rise development around FBC area.

B. Lower-intensity mixed-use development west of Hamilton St that allows 4-story multifamily and small-scale commercial development.

C. Increase housing capacity northwest of Gonzaga.
Alternative 4: TOD Emphasis

Land Use/Zoning Changes

D. Significant increase to housing capacity around BRT stations around Mission Park.

E. Expand high-intensity TOD zoning in commercial/industrial south of Boone Ave

F. Eliminate parking requirements within ¼ mile of BRT stations
B+C. Increased Housing Capacity
Alternative 4: TOD Emphasis

Priority Actions & Investments

E. Prioritize Sharp Ave-Hamilton St intersection with walking & streetscape improvements.
Review of Draft Alternatives

Alt 1
No Action

Alt 2
Hamilton Crossing

Alt 3
Southeast Riverfront

Alt 4
TOD Emphasis
Review of Draft Alternatives

Alt 1
No Action

Alt 2
Hamilton Crossing

Alt 3
Southeast Riverfront

Alt 4
TOD Emphasis
Alternative 1: No Action

Alternative 2: Hamilton Crossing
- Neighborhood connections and livability
- Enhance multi-modal crossing of Hamilton
- Enhance ped/bicycle connection across river
- Moderate strategic residential upzoning

Alternative 3: Southeast Riverfront
- Transforming Southeast Riverfront Area for an amenity rich mixed-use center
- Maximize riverfront connections
- Pedestrian focal point at Columbus St with "Springfield Main Street"
- Public/private "gap" partnerships
- Focused minor residential upzones

Alternative 4: TOD Emphasis
- Leverage full TOD opportunities
- Upzoning around BRT stations
- Expand mixed use zoning east and west
- Columbus St. improvements and greenway
- Considerable residential upzoning Boone to Mission
Draft Growth Projections

- Projections were developed to inform DEIS impacts analysis; include students and non-student residents
- Based on additional building capacity created by changes to zoning and local effect of investments
Draft Subarea Plan
Goals & Policies
South Logan TOD Plan: Draft Land Use Goals

LU–1   Equitable Transit-Oriented Development
Leverage the introduction of the City Line to foster new development that supports transit, biking, and walking for most daily needs, especially in the vicinity of new transit stops, while monitoring and mitigating the impacts of redevelopment on existing residents and businesses to ensure all enjoy the benefits of TOD.

LU–2   Housing Capacity and Variety
Promote the development of higher density housing including a variety of housing types and prices that support individuals and families at all stages of life while minimizing physical and economic displacement.

LU–3   Private Investment
Build upon previous public and private investment in the district, highlighting unique resources, including proximity to education and medical services as well as employment and recreational opportunities.
South Logan TOD Plan: Draft Land Use Goals

LU–4  Transform the Southeast Riverfront Area
Coordinate public realm investments; updates to development regulations and design standards; and partnerships with local organizations, universities, and developers to create a lively, attractive, pedestrian-friendly regional hub in the southeast area.

LU–5  Support Higher Education Institutions
Support Gonzaga University, the newly located programmatic centers for University of Washington and Eastern Washington University and associated health sciences sectors.

LU–6  Retail & Services
Enhance neighborhood serving retail, dining, and commercial service uses and amenities, and support growth of regional destinations.
South Logan TOD Plan: Draft Land Use Goals

LU–7  Recreational Uses & Amenities
Strengthen and expand the neighborhood’s park and recreational assets.

LU–8  Shorelines
Improve public access and enjoyment of study area shorelines while protecting environmental health.
South Logan TOD Plan: Draft Community Design Goals

CD–1 Sense of Place
Promote the thoughtful integration and design of new development that builds on South Logan’s diverse urban context & history with integrity.

CD–2 Human scale
Maintain and enhance the neighborhood’s human-scaled development patterns, with attractive and well-connected walking routes, activated streetscapes, preserved historic buildings and diverse architectural styles, and ample greenery, trees, and natural stormwater treatment features.
South Logan TOD Plan: Draft Community Design Goals

CD–3  Friendlier Streets
In conjunction with crosswalk and Centennial Trail improvements, create a safer, more welcoming walking environment in the subarea, especially along and across Hamilton St at key points through a range of techniques.

CD-4 Community Space
Increase the presence of accessible indoor public community spaces for meetings, events, and social gatherings.
South Logan TOD Plan: Draft Connectivity Goals

CT-1 Transit Connections
Promote mobility hubs around transit stations that are designed to make public transportation safe, easy, and comfortable to use.

CT-2 Improved Circulation along N Hamilton Street
Enhance opportunities to cross N Hamilton St to reduce its impact as a barrier within the subarea, and enhance connectivity for people walking, bicycling, and rolling within the neighborhood.

CT-3 Connectivity for People Walking, Biking, or Rolling
Provide connections throughout the Logan neighborhood with designated facilities for people walking, biking, or rolling.
South Logan TOD Plan: Draft Connectivity Goals

CT-4 Accessibility of Existing Facilities
Retrofit existing facilities for people who walk, bike, and roll to improve accessibility for all users through new capital investments.
South Logan TOD Plan: Draft Sustainability Goals

SU-1 Shoreline Protection
Protect and enhance the environmental health of the Spokane River shoreline and waterway in the subarea.

SUS-2 Environmental Innovation
PLACEHOLDER GOAL: Continue to emphasize and support the greater University District as an innovation-focused community.

SUS-3 Decarbonization
PLACEHOLDER: TO BE DEVELOPED

Area Sustainability Highlights:
• Catalyst Building Eco-District
• UW School of Medicine-GU Health Partnership Building
• SEIRR Building
• City Line
• Spokane River
Draft Subarea Plan
Zoning Strategies
Three Strategy Areas

1. Form-Based Code
2. Residential areas
3. CC & GC zones
Hamilton FBC Adjustments

- Consolidate existing context areas
- Strategically expand boundaries (depending on alternatives)
- Adjust Shopfront designations (to focus on signalized intersections)
- Fine tune other design provisions
2 Residential Zones

At minimum:

- Integrate the height, capacity, and housing type increases from the 1-year interim ordinance

Increase zoning capacity:

- Alternative concepts illustrate that each come with unique sets of zoning changes to support more housing capacity and development close to transit
GC > CC Zones

• Rezone all General Commercial (GC) areas to Centers and Corridors (CC) as the transit-supportive zone

• MAKERS will be working with the City to revise Centers and Corridors over the next year

• Mixed-use areas created to implement Comprehensive Plan goals circa 2001
South Logan TOD Draft Environmental Impact Statement

**Purpose:** to inform the City's decision on a preferred alternative for the subarea plan

**DEIS Content:**
- Description of Alternatives 1-4
- Description of the existing conditions
- Analysis of potential environmental effects
- Identification of mitigation strategies
DEIS Elements

Existing Conditions

Potential Impacts

Mitigation Strategies

- Air Quality
- Water Resources and Water Quality
- Biological Resources and Critical Areas
- Environmental Health
- Land and Shoreline Use
- Housing and Anti-displacement
- Aesthetics, Light and Glare
- Recreation
- Historic and Cultural Preservation
- Transportation
- Utilities and Infrastructure
Summary of DEIS Findings

• Results of the Analyses
  • Incremental development over time would likely moderate most impacts
  • Construction could have temporary impacts on air & water quality, biological resources, environmental health, transportation, and utilities
  • Redevelopment under the Subarea Plan would be required to comply with current building and stormwater codes
  • All alternatives would provide increased access to public transit and new/additional housing options

• Significant Unavoidable Impacts
  • Increased growth would put more pressure on limited recreational facilities
Public Comment Period
May 9 – June 8

Send comments:

• Email subject line: “South Logan TOD Draft EIS Comments.”

• Maren Murphy, Senior Planner, southlogantod@spokanecity.org

my.spokanecity.org/southlogantod
Project Timeline

Project materials online: my.spokanecity.org/southlogantod

- Project Startup
- Existing Conditions
- Develop Alternatives
- Draft Subarea Plan and DEIS
- Final Subarea Plan and EIS
- Adoption Process

- 2022 Q3
- 2022 Q4
- 2023 Q1
- 2023 Q2
- 2023 Q3

- May 18 Public Workshop
- July Final Plan & FEIS
- August-November Public Hearings
- Preferred Alternative
- City Council Adoption in Fall 2023

COMMUNITY ENGAGEMENT
Key Dates

Plan Commission and City Council Process

June

• CC committee update on process
• PC workshop on Preferred Alternative and draft resolution

July

• PC hearing on Final Plan and draft resolution
• CC process for Preferred Alternative and adoption by resolution for Final Plan

Aug-Nov

• Public hearings for final implementation package: Planned Action Ordinance, zoning changes
Thank you

Maren Murphy, AICP
Senior Planner, City of Spokane
southlogantod@spokanecity.org