



Draft TOD Plan and DEIS Public Comment Summary

Updated July 2023

The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit route presents an opportunity to create a focused community vision and policies that encourage mixed-use, walkable places close to transit. The outcome will be a plan and policies, based on community vision, providing a coordinated framework for the South Logan area. The City of Spokane published the Draft South Logan TOD Plan and the Draft Environmental Impact Statement (DEIS) for public review and comment from May 9 to June 8, 2023. All materials are available on the project page: my.spokanecity.org/southlogantod

Comment Summary

In total, we received 16 written comments during the public comment period. Below is a thematic summary of these comments. Note that this is a high-level summary, and the full comment analysis and response to comments will be published in the Final EIS.

- 5 agency comments
 - Washington Department of Transportation
 - Spokane Transit Authority
 - City of Spokane Historic Preservation
 - City of Spokane Parks
 - City of Spokane Streets
- 3 institutional/organizational comments
 - Gonzaga University (2 comments)
 - University District
- 8 individuals

Common Themes

- Support transit-oriented development and livability enhancements to South Logan area
- Support bicycle and pedestrian improvements, connectivity improvements
- Support various levels of increased density and growth, zoning changes, mixed-use development
- Support enhanced connection to the Spokane River
- Consider design/developments standards to ensure quality and pedestrian oriented development
- Expand on impacts related to transportation, traffic, and parks to ensure mitigation is identified
- Expand on housing affordability and anti-displacement strategies, considering naturally occurring affordable housing
- Concerns on population growth and increased density
- Concerns on impacts to public infrastructure and utilities with growth and development
- Concerns on impacts to traffic and parking

- Concerns about lack of focus on historic preservation and strategies to prioritize historic resources
- Concerns on use of public funding for bicycle/pedestrian infrastructure
- Concerns on maintaining housing affordability with redevelopment
- Preferences:
 - Some comments expressed preference for Alt 4 with design standards
 - Some comments expressed preference for Alt 2 or 3 with more focus on development in the Southeast Riverfront
 - One comment expressed preference for Alt 1 and a focus on non-zoning related changes

What's Next

We will consider all the timely comments received during the public comment period, and will be responding to the substantive comments in writing. This will be published in an appendix in the final EIS. Following SEPA guidance, possible responses that will be considered include:

- Explain how the alternatives, including the proposed action, were modified;
- Explain how the analysis was supplemented, improved, or modified;
- Make factual corrections; or
- Explain why the comment does not warrant further response.

In addition to the written public comments received, we also hosted a public workshop on Thursday, May 18, 2023 during the public comment period. For a summary of the feedback heard in that workshop, please visit the [project webpage](#).

The comments will also help inform the development of the preferred alternative, along with the full project engagement to this date, the environmental review in the DEIS, and the plan values that were outlined in the Draft South Logan TOD Plan. The preferred alternative may be composed of some combination of the three different alternatives, based on feedback. Ultimately, the preferred alternative will shape the Final Plan and Final EIS as the preferred direction for future growth and investment in South Logan.