# SOUTH LOGAN TOD PLAN

Considerations for the Preferred Alternative | Planning Commission | June 14, 2023



- Subarea Plan and DEIS overview
- Community input on the draft plan and DEIS
- Considerations for crafting a preferred alternative
- Discussion



# Draft Subarea Plan Overview

### **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











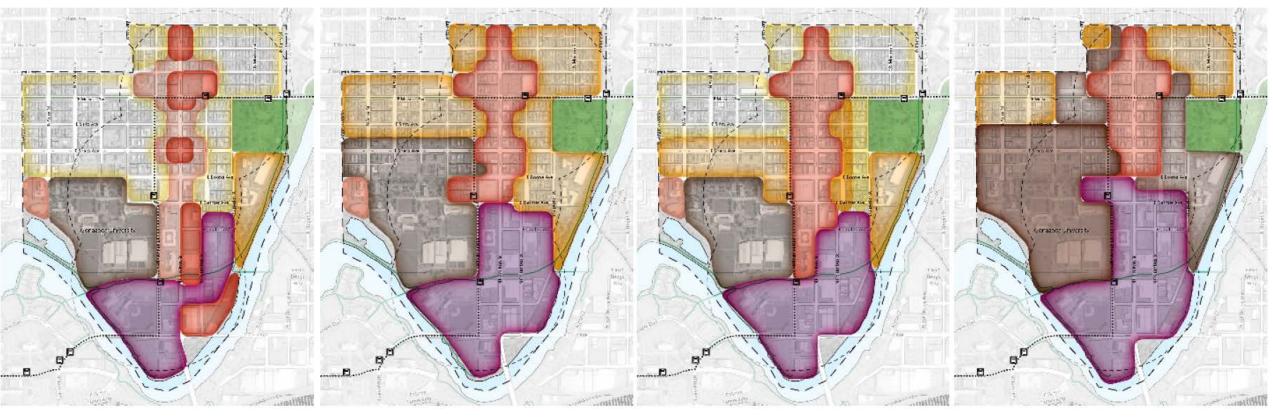






### **Review of Alternatives**

#### **Generalized Zoning**



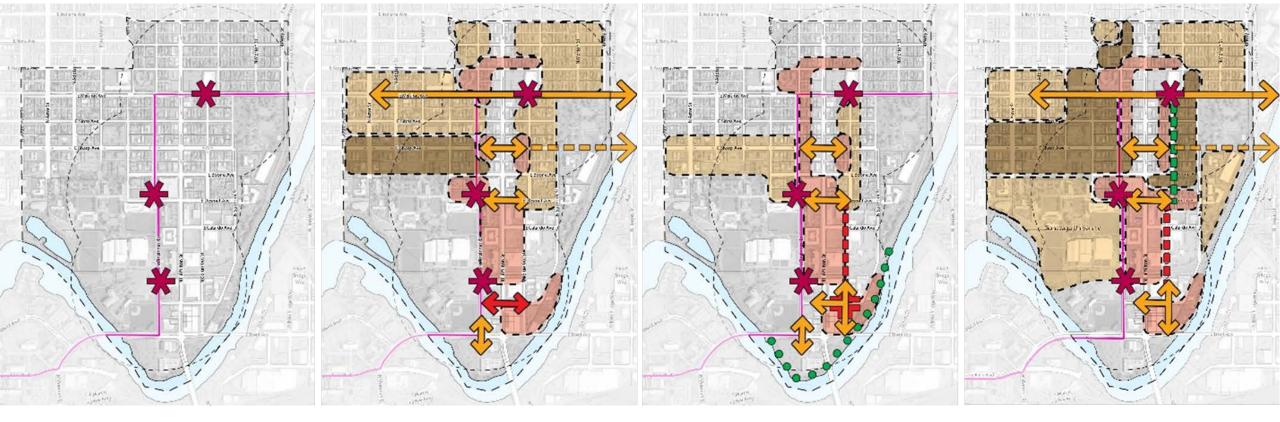
Alt 1 No Action **Alt 2** Hamilton Crossing **Alt 3** Southeast Riverfront **Alt 4** TOD Emphasis



Plan Commission | June 14, 2023

### **Review of Alternatives**

#### Change Areas



Alt 1 No Action SOUTH 心 LOGAN **Alt 2** Hamilton Crossing Alt 3 Southeast Riverfront **Alt 4** TOD Emphasis

Public Workshop | May 18, 2023

### Draft Subarea Plan Goals & Policies

### South Logan TOD Plan: **Draft Land Use Goals**

- **Equitable Transit-Oriented Development** LU-1
- LU-2 Housing Capacity and Variaty
- Private Investment LU-3

**LU-4** 

LU-5

LU-7

LU-8

#### South Logan TOD Plan: Transform the Sout **Draft Community Design Goals** Support Higher Edu

**Retail & Services** LU-6

Shorelines

- CD-1 Sense of Place
- CD-2 Human Scale **Recreational Uses 8** 
  - **CD-3** Friendlier Streets
  - **CD-4** Community Space

### South Logan TOD Plan: **Draft Connectivity Goals**

- **Transit Connections CT-1**
- Improved Circulation along N **CT-2**
- **Connectivity for People Walki CT-3**
- CT-4 Accessibility of Existing Facilit

#### South Logan TOD Plan: **Draft Sustainability Goals**

Shoreline Protection SU-1

SUS-2 Environmental Innovation

PLACEHOLDER

SUS-3 Decarbonization PLACEHOLDER

Area Highlights:

- Catalyst Building Eco-District UW School of Medicine-GU Health Partnership Building
- SEIRR Building
- City Line
- Spokane River



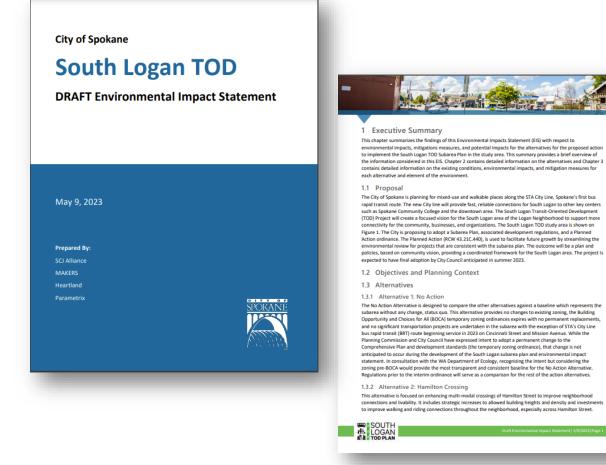
# **DEIS Overview**

### 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





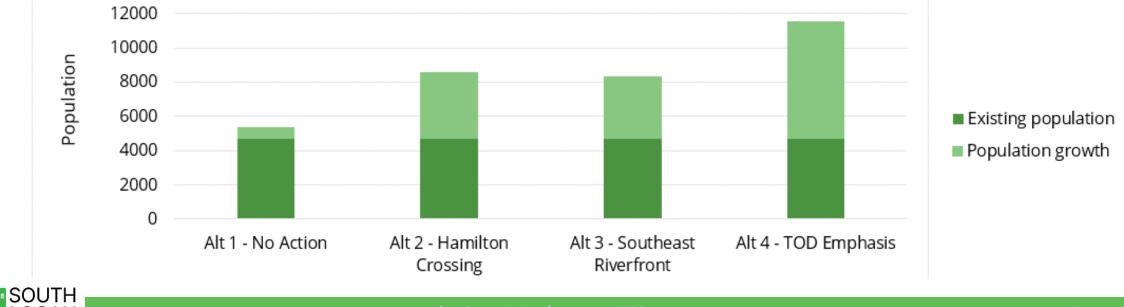
# **Summary of DEIS Findings**

- Results of the Analyses
  - Incremental development over time would likely minimize 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



### **Draft Growth Projections**

- Projections through 2047 were developed to provide basic assumptions and 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
- These are projections for studying in the DEIS and are **not intended to provide fine-grained forecasts** of likely development outcomes.
- \*Note: Gonzaga not anticipating significant growth beyond current enrollment



# What We've Heard So Far

### **Community Outreach**



SOUTH LOGAN TRANSIT-ORIENTED DEVELOPMENT PLAN What We've Heard



#### **Early Engagement Summary** NOVEMBER, 2022

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 (BRT) route through this area presents an opportunity to create a focused community vision and policies that encourage mixed-use, walkable places close to transit. The project will produce a plan and policies, based on community vision, that provide a coordinated framework and development approach for the South Logan area. The project is also part of the City's ongoing efforts to enhance housing options, affordability, and mixed-use development in areas with good access to daily The results of early engagement efforts for the planning process, including an online survey, community

planning studio, stakeholder meetings, and engagement with Gonzaga Unitersity students are summarized

Early engagement summary is available on the project webpage: my.spokanecity.org/southlogantod







### **Areas of Agreement**

- Limit impacts to historic buildings
- Good quality design for new buildings is important
- The southeast is the best opportunity for new development





### **Areas of Disagreement**

- Sharp Ave pedestrian bridge concept
- Development near Gonzaga off Hamilton
- Role of detached housing/internal conversations for student housing vs. apartment buildings



#### Other topics we heard:

- Support for access to riverfront, pedestrian infrastructure improvements, main street and green street concepts
- Moderate housing increases closer to Mission Ave with addition of higher density along Sharp Ave
- Support for traffic calming improvements along Hamilton St
- Some interest in allowing a mix of uses on Sharp Ave
- Desire for Logan Neighborhood gateway
- Desire for more owner-occupied housing
- Concern about long-term success of plan and redevelopment
- Concerns over displacement of non-students
- Concerns about public safety in the neighborhood

See **Public Workshop Summary** for more details on opportunities, concerns, goals, and feedback from small group discussions



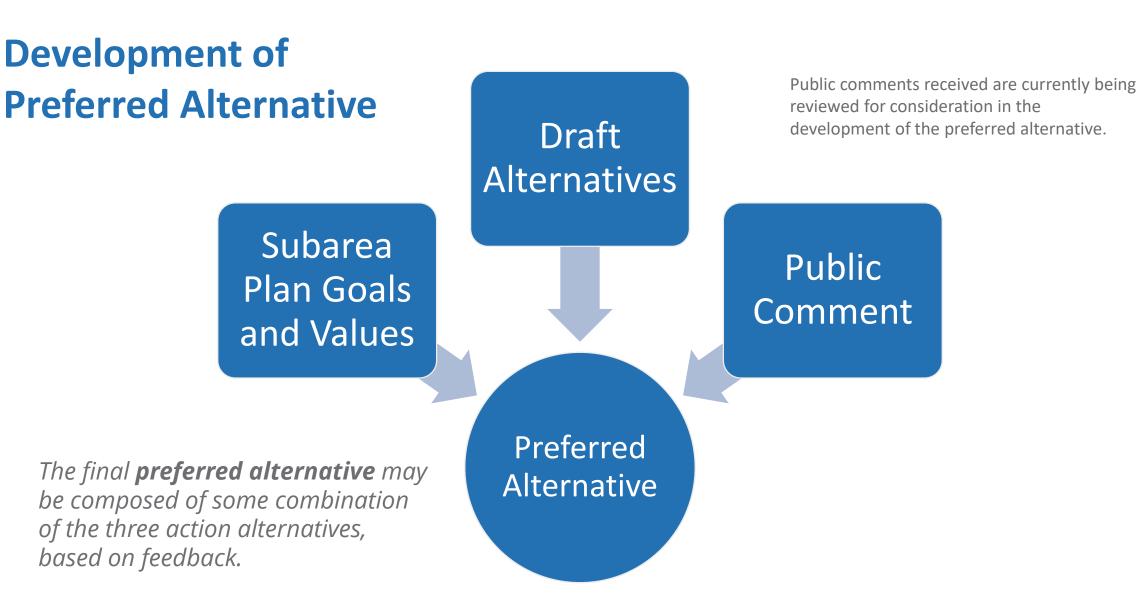


### Written Public Comments

- Comment period May 9-June 8
- 16 written comments received
  - 5 agency comments
  - 3 organizational/institutional comments
  - 8 individual comments
- Project team reviewing all comments for consideration in final plan and EIS



# **Preferred Alternative?**



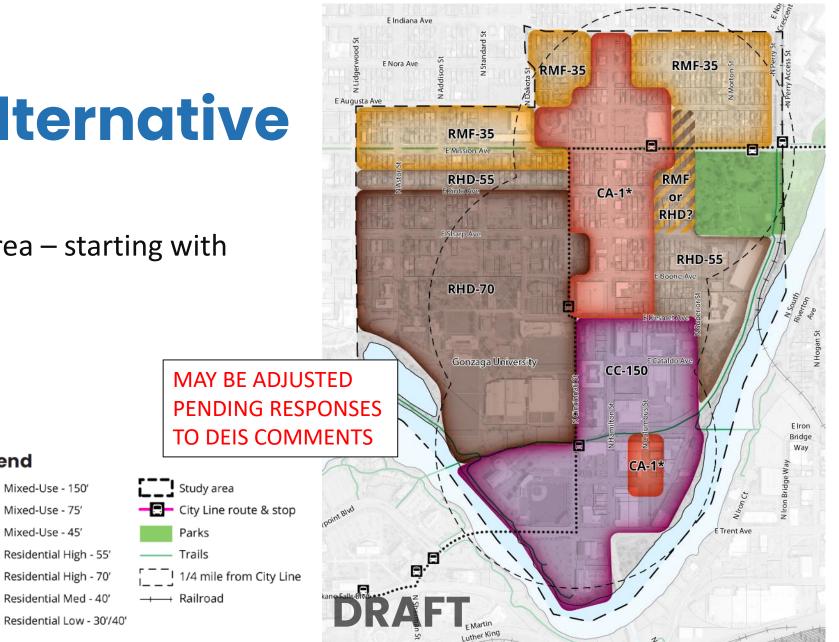


### First Draft Preferred Alternative

### **Zoning Concept**

We'll walk through each area – starting with the southeast area

Legend



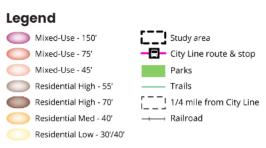


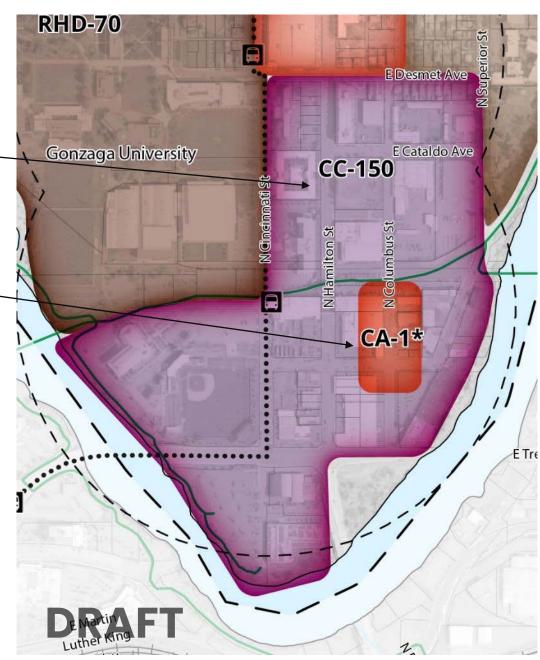
### Southeast

Integrate GC into consolidated CC zone and expand, using the 150' height limit

Integrate a small area of form-based code around the Columbus/ Springfield intersection

> MAY BE ADJUSTED PENDING RESPONSES TO DEIS COMMENTS







#### E Augusta Ave **Campus & Neighborhood RMF-35** E Mission Ave Mission Ave Historic District = RMF-35 **RHD-55** E Sinto Ave RHD-55 transition E Sharp Ave Gonzaga & environs = RHD-70 **RHD-70** Integrate the height, capacity, and housing type increases from the 1-year interim ordinance. MAY BE ADJUSTED **Gonzaga University PENDING RESPONSES** • Heights could adjust based on **TO DEIS COMMENTS** N Cincinnati St final code changes as adopted. Legend Study area Mixed-Use - 150' City Line route & stop Mixed-Use - 75' Parks xed-Use - 45' esidential High - 55' Trails 1/4 mile from City Line Here + Railroad idential Med - 40 Residential Low - 30'/40



### **Hamilton & Northeast**

RMF-35 for most residential areas north of Mission

Limited expansion of form-based code; Consolidate "context areas" for the purpose of consistent heights (75') plus other strategic adjustments

RHD-55 or RMF-35 around the Mission & Columbus Station and close to Mission Park?



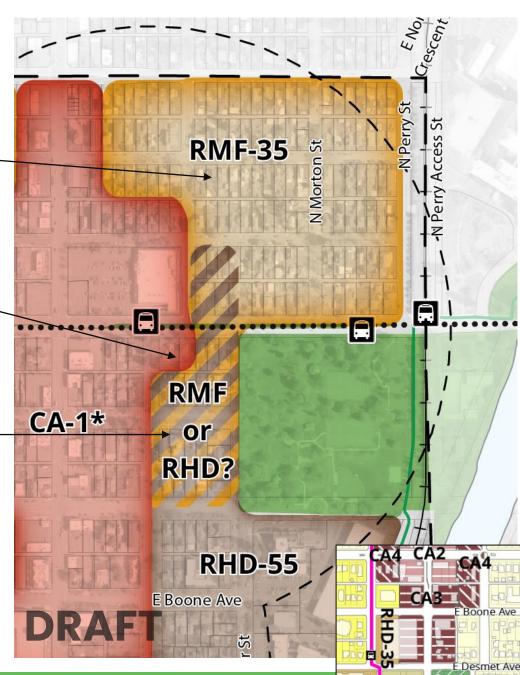
#### Legend

- lixed-Use 150 ed-Use - 75' ed-Use - 45' dential High - 55
- sidential Med 40
- Trails

Study area

1/4 mile from City Line → Railroad Residential Low - 30'/40

City Line route & stop

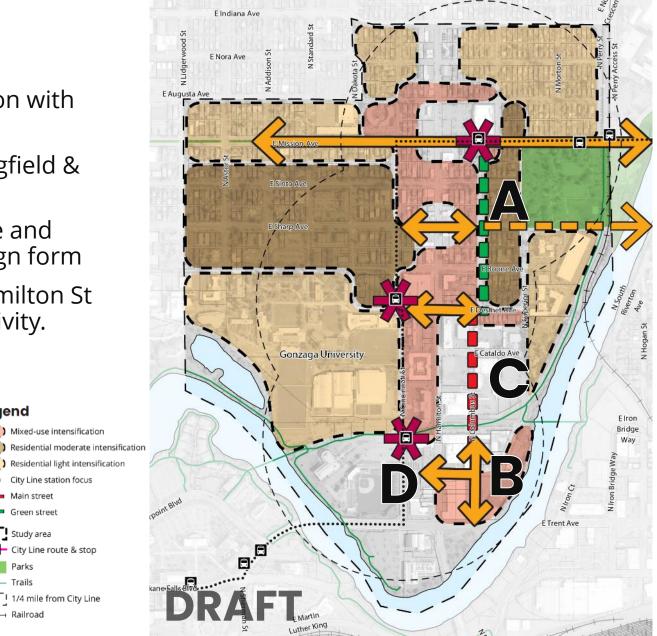


SOUTH

Plan Commission | June 14, 2023

### **Priority Investments**

- A. Prioritize Sharp Ave-Hamilton St intersection with walking & streetscape improvements.
- B. People oriented/main street node at Springfield & Columbus
- C. Activate Columbus St between Desmet Ave and Trent Ave with ped-oriented uses and design form
- D. Add a traffic signal at Springfield Ave & Hamilton St intersection to enhance east-west connectivity.





→ Railroad

Study area

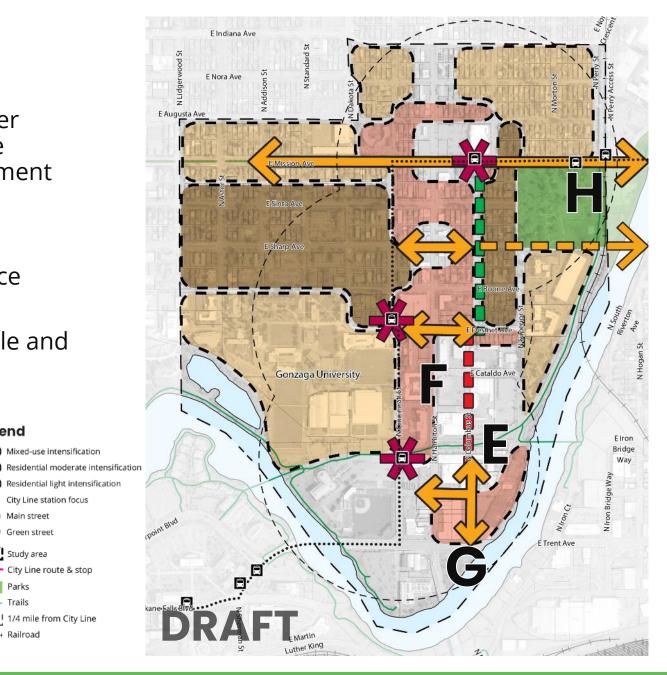
Legend

City Line station focus Main street Green street

City Line route & stop

### **Priority Policies**

- E. Pursue public/private partnerships to deliver neighborhood amenities, shared assets like structured parking, and catalyzing development
- F. Explore short- & long-term traffic calming opportunities along Hamilton St.
- G. Maximize riverfront connections, open space improvements, and access.
- H. Study options for improved east-west bicycle and walking connections across and through north end of neighborhood
- Update citywide design standards related to residential and mixed-use development





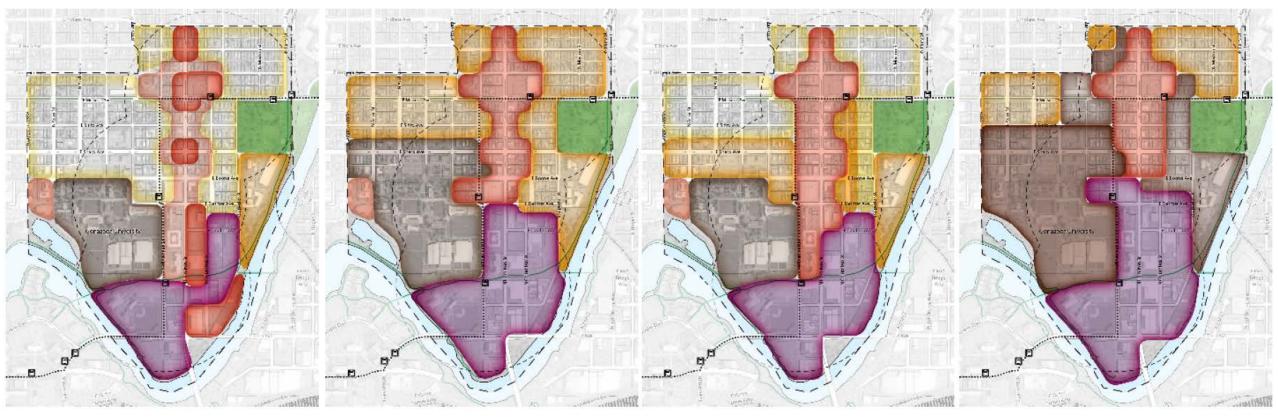
- Railroad

Green stree

Study area

Legend

### **Review of Alternatives**

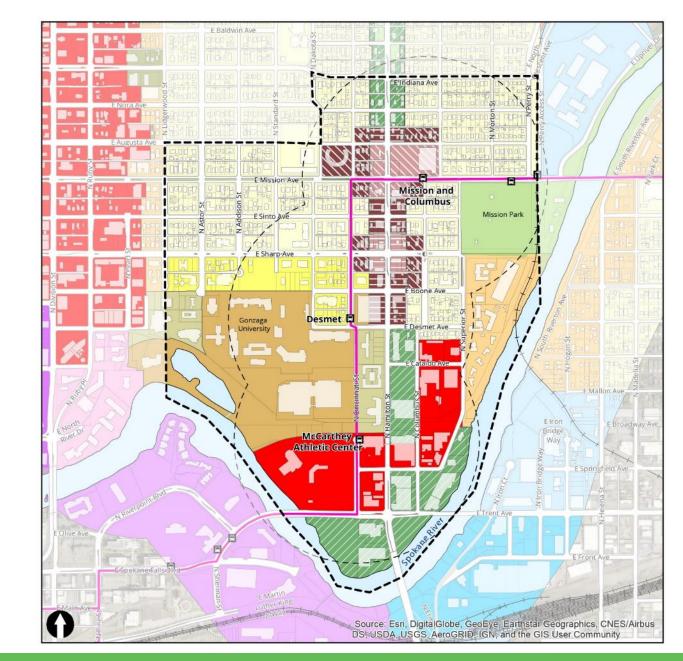


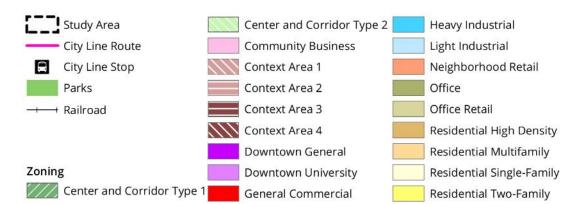
Alt 1 No Action **Alt 2** Hamilton Crossing **Alt 3** Southeast Riverfront **Alt 4** TOD Emphasis



Plan Commission | June 14, 2023

### **Current Zoning**





SOUTH SOUTH

ii.

副制

OGAN

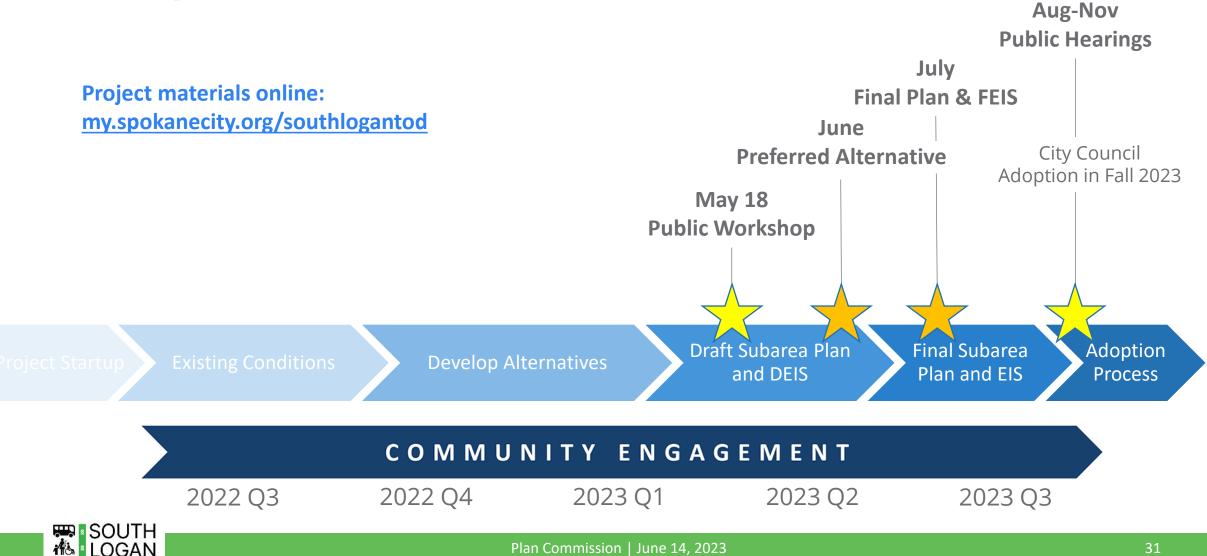
TOD PLAN



# **Next Steps**

### **Project Timeline**

TOD PLAN



### **Key Dates**

#### **Upcoming Workshops and Meetings**

#### June

 June 22 – Virtual community workshop on Preferred Alternative

#### 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

### REFERRED ALTERNATIVE WORKSHOP

JUNE 22, 2023 | 12:00 - 1:00 PM Join the virtual workshop on the "Preferred Alternative" for South Logan's future. Visit my spokanecity.org/southlogantod for meeting link and more information.





# Thank you