Agenda

• 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

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

Alt 1
No Action

Alt 2
Hamilton Crossing

Alt 3
Southeast Riverfront

Alt 4
TOD Emphasis
Review of Alternatives

Alt 1
No Action

Alt 2
Hamilton Crossing

Alt 3
Southeast Riverfront

Alt 4
TOD Emphasis

Change Areas
Draft Subarea Plan
Goals & Policies
South Logan TOD Plan:
Draft Land Use Goals

LU-1  Equitable Transit-Oriented Development
LU-2  Housing Capacity and Variety
LU-3  Private Investment
LU-4  Transform the South Logan Community
LU-5  Support Higher Education
LU-6  Retail & Services
LU-7  Recreational Uses & Event Uses
LU-8  Shorelines

South Logan TOD Plan:
Draft Community Design Goals

CD-1  Sense of Place
CD-2  Human Scale
CD-3  Friendlier Streets
CD-4  Community Spaces

South Logan TOD Plan:
Draft Connectivity Goals

CT-1  Transit Connections
CT-2  Improved Circulation along N 2nd
CT-3  Connectivity for People Walking
CT-4  Accessibility of Existing Facilities

South Logan TOD Plan:
Draft Sustainability Goals

SU-1  Shoreline Protection
SU-2  Environmental Innovation
SU-3  Decarbonization

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

Plan Commission | June 14, 2023
What We’ve Heard So Far
Community Outreach

Community Survey
Community Planning Studio
Stakeholder Interviews
Online StoryMap
Plan Commission Updates
City Council Updates
Community Updates
Community Tabling
Gonzaga Forum
Blog Posts
Social Media
Email Newsletter

Early engagement summary is available on the project webpage: my.spokanecity.org/southlogantod
May 18 Community Workshop
May 18 Community Workshop

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
May 18 Community Workshop

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
May 18 Community Workshop

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?
Development of Preferred Alternative

The final preferred alternative may be composed of some combination of the three action alternatives, based on feedback.

Public comments received are currently being reviewed for consideration in the development of the preferred alternative.
First Draft
Preferred Alternative

Zoning Concept
We’ll walk through each area – starting with the southeast area

MAY BE ADJUSTED PENDING RESPONSES TO DEIS COMMENTS
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
Campus & Neighborhood

Mission Ave Historic District = RMF-35
RHD-55 transition
Gonzaga & environs = RHD-70

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

- Heights could adjust based on final code changes as adopted.

MAY BE ADJUSTED PENDING RESPONSES TO DEIS COMMENTS
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?

MAY BE ADJUSTED PENDING RESPONSES TO DEIS COMMENTS
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.
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

I. Update citywide design standards related to residential and mixed-use development
Review of Alternatives

Alt 1
No Action

Alt 2
Hamilton Crossing

Alt 3
Southeast Riverfront

Alt 4
TOD Emphasis
Current Zoning
Next Steps
Project Timeline

Project materials online: my.spokanecity.org/southlogantod

- City Council Adoption in Fall 2023
- July Public Hearings
- Final Plan & FEIS
- May 18 Public Workshop
- Preferred Alternative
- Draft Subarea Plan and DEIS
- 2023 Q3
- 2023 Q2
- 2023 Q1
- 2022 Q4
- 2022 Q3
- Community Engagement
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

Sign up for the email newsletter or check the website for more: my.spokanecity.org/southlogantod
Thank you