Agenda

• Draft Plan and DEIS overview
• Community Workshop and Public Comment Received
• Developing a Preferred Alternative
• Questions and Discussion
All project materials and latest updates are available on the South Logan TOD Project webpage!

Overview

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 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 focus around three City Line stations: McCaskey Athletic Center Station, Desmet Station, and Columbus Station. The outcome will be 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 needs, services, and jobs.
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

Generalized Zoning Concepts
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
LU-5  Support Higher Education
LU-6  Retail & Services
LU-7  Recreational Uses & Open Space
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

PLACEHOLDER

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
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
SEPA: Public Comment Received

• Comment period May 9-June 8
• 16 written comment letters received
  • 5 agency comments
  • 3 organizational/institutional comments
  • 8 individual comments
• Each letter may address more than one comment
• Project team reviewing all comments for consideration and response in final plan and EIS
SEPA: Public Comment Received

- 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
SEPA: Public Comment Received

• 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
SEPA: Response to Comments

• Consider all timely and substantive comments received during the public comment period
• Respond to substantive comments in writing and publish responses in an appendix in the final EIS.
• Considerations:
  • 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.
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.
The final **preferred alternative** may be composed of some combination of the three action alternatives, based on feedback.
First Draft
Preferred Alternative

Zoning Concept
We’ll walk through each area – starting with the southeast area
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
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.
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?
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
Plan Commission Comments

• Discussed increasing to RHD with more intensive development around Columbus/Mission Station and Mission Park
  • RHD-70’ height (over 55’) in same area plus larger area south of Sharp
• Discussed the continuation and adjustment/expansion of the form-based code

Full recording from June 14 PC Workshop available on the website: my.spokanecity.org/southlogan tod

Preferred Alternative Workshop | June 22, 2023
**Upzones: Affordability Incentive?**

- Recent City Council discussions on anti-displacement and affordability strategies
- Highlighted areas would have a significant “upzone” *(increased development capacity)*
- Three basic regulatory approaches:
  1. Allow increases by-right
  2. Take incentives approach
  3. Mandatory approach
Questions?

Please use chat feature to ask questions and provide feedback.
Discussion

• What components are priorities for you in the development of the preferred alternative?
• What is your feedback to the draft preferred alternative?
• What is your feedback on the Plan Commission’s discussion for the residential area?
• What is your feedback on an upzoning approach to pair development capacity increases with incentives or requirements for anti-displacement and affordable housing?
Next Steps
Project Timeline

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

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

**2022 Q3**
- **Preferred Alternative**
  - **July-Aug** Final Plan & FEIS
  - **June-July** Preferred Alternative
  - **Public Comment: May 9-June 8**

**2022 Q4**

**2023 Q1**

**2023 Q2**

**2023 Q3**
- **Aug-Nov** Public Hearings
  - City Council Adoption in Fall 2023

Public Comment: May 9-June 8

Community Engagement
Thank you