



SOUTH LOGAN TOD PLAN

**Studio
Workshop #1**
September 20, 2022

Agenda

5:30 pm **Presentation: Introduction & South Logan Context**

- Plan purpose, outcomes & schedule
- What is TOD?
- South Logan Context – physical, policy & regulation

6:00 pm **South Logan Visioning** *(full group brainstorming)*

- South Logan Loves, Concerns & Dreams

6:30 pm **South Logan Neighborhood Making** *(small group exercises)*

- Work with group to document opportunities, concerns & dreams on base map

7:15 pm **Report Out/Next Steps**

7:30 pm **Adjourn**

Why we're here

- The City is planning for mixed-use, walkable development along the City Line, Spokane's first bus rapid transit route
- Craft a vision that will guide future development and support more neighborhood connectivity
- 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 & jobs
- This project focuses around three City line stations: McCarthy Athletic Center Station, Desmet Station & Columbus Station.

What is a subarea plan?

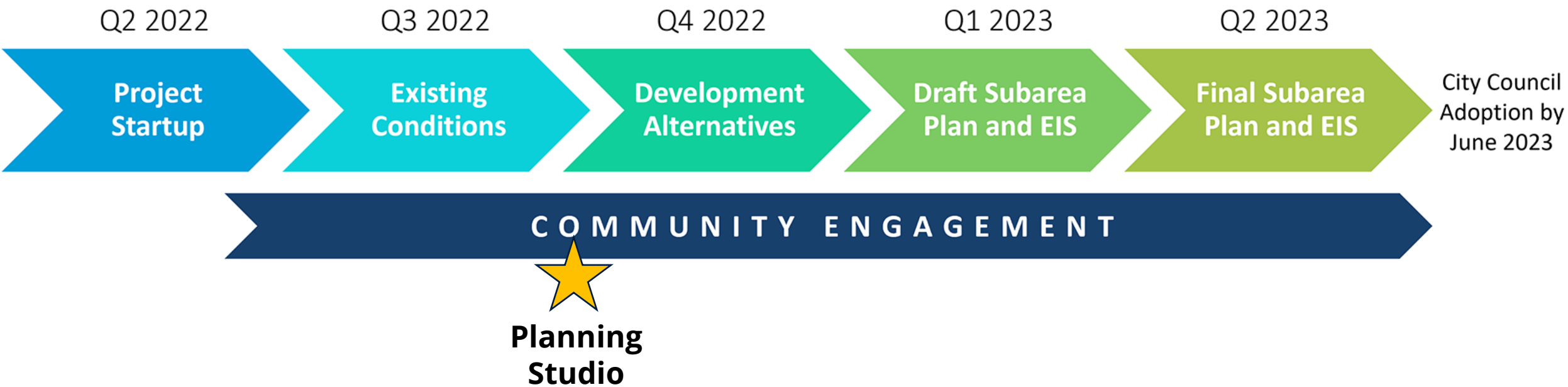
- A subarea plan is a **strategy**, based on a community's vision for an area, intended to make **effective use of public and private investments** to further that vision.
- Subarea plans are detailed plans for a smaller geographic area within a larger community and are used to recognize and/or create unique districts and neighborhoods within an already defined or planned area.

Outcomes

- This integrated process will produce a **Subarea Plan**, a **“Planned Action” EIS**, and a **Planned Action Ordinance**
- A planned action is like a bulk-purchase EIS – it analyzes the impacts of a lot of similar potential projects all at once, rather than each project one at a time.
- This helps make projects more affordable and increases the likelihood of plan goals coming to fruition.

SOUTH LOGAN TOD PROJECT TIMELINE

Updated April 2022

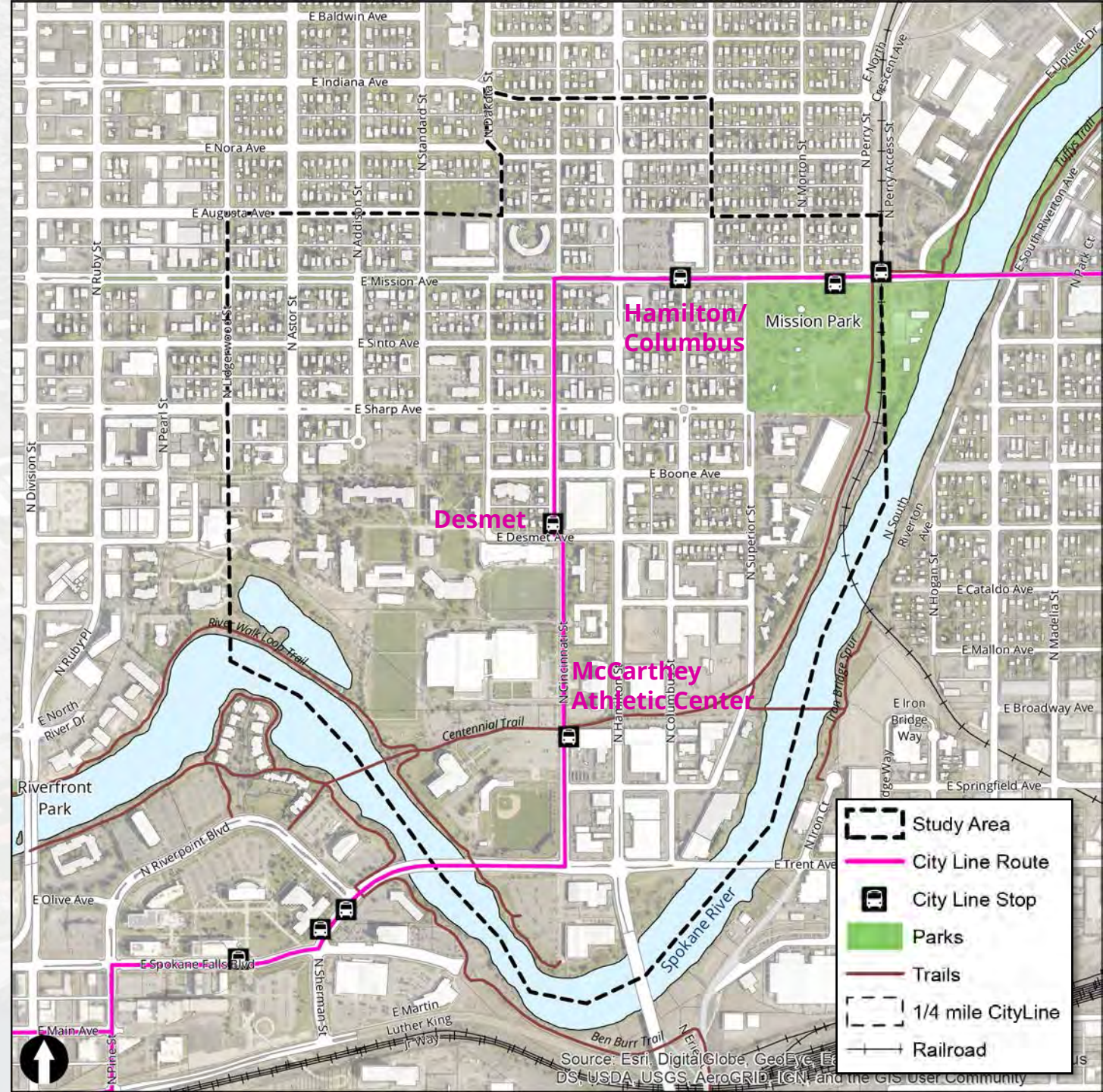


Scoping

- “Scoping” refers to a mandatory period towards the beginning of an EIS process in which the public helps to define **the scope** of the analysis.
- Scoping began for this project on September 8th. Scoping comments can be submitted until October 14th.
- Email southlogantod@spokanecity.org with your comments or share them with facilitator tonight. Please be clear if they are scoping comments.
- Scoping **will not** be the only opportunity help shape this project.

Project area

- The study area is focused on three City Line BRT stops.
- Project area boundaries:
 - West: Lidgerwood St
 - North: Augusta Ave & Indiana Ave
 - East: BNSF tracks/Spokane River
 - South: Spokane River



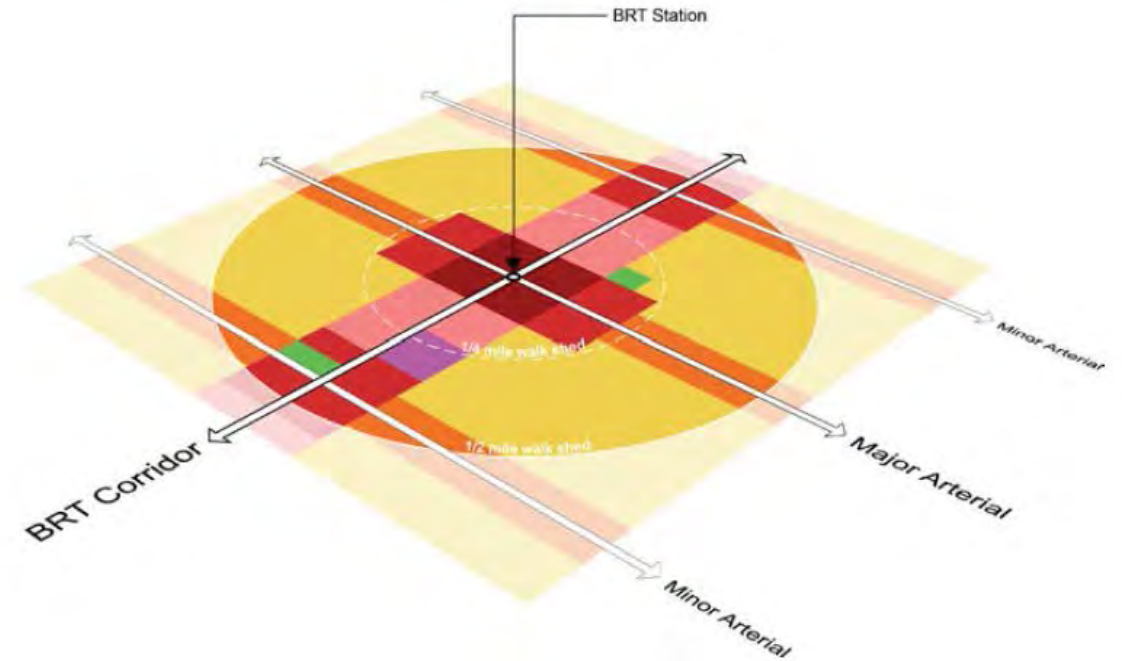
An aerial photograph of a city, likely from Google Earth, showing a river flowing through it. The river is a prominent feature, winding from the top right towards the bottom left. On the left bank, there are several large, white, rectangular industrial or commercial buildings, along with a green field that appears to be a sports field. A bridge crosses the river in the lower left. The right bank is also filled with industrial buildings and parking lots. The overall scene is a mix of urban development and natural features.

What is T.O.D.?

Transit-Oriented Development

- Target high-intensity uses (apartments, job centers, pedestrian-oriented retail) near transit stops
- Improve access to stops from nearby lower-intensity areas

Figure 18: TOD Planning Area and 5-Minute Network



Typical TOD strategies

- Allow larger buildings within ¼ mile of the transit stop
- Loosen minimum parking requirements
- Create a grid of safe, comfortable routes for walking and rolling
- Focus & enhance services & amenities in station areas
- Strengthen important nodes with high quality streetscape & building design
- Coordinate with business & property owners, community members & builders to build excitement and interest

3D model image from Canyon Park
here

T.O.D. Examples

Spring District, Bellevue, WA

- Light Rail opening in 2023
- 2010 land uses: warehouse/distribution
- Full build out by 2026
 - 900 dwelling units
 - 3M+ sf office



2010

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2011

2018

Jul 2011

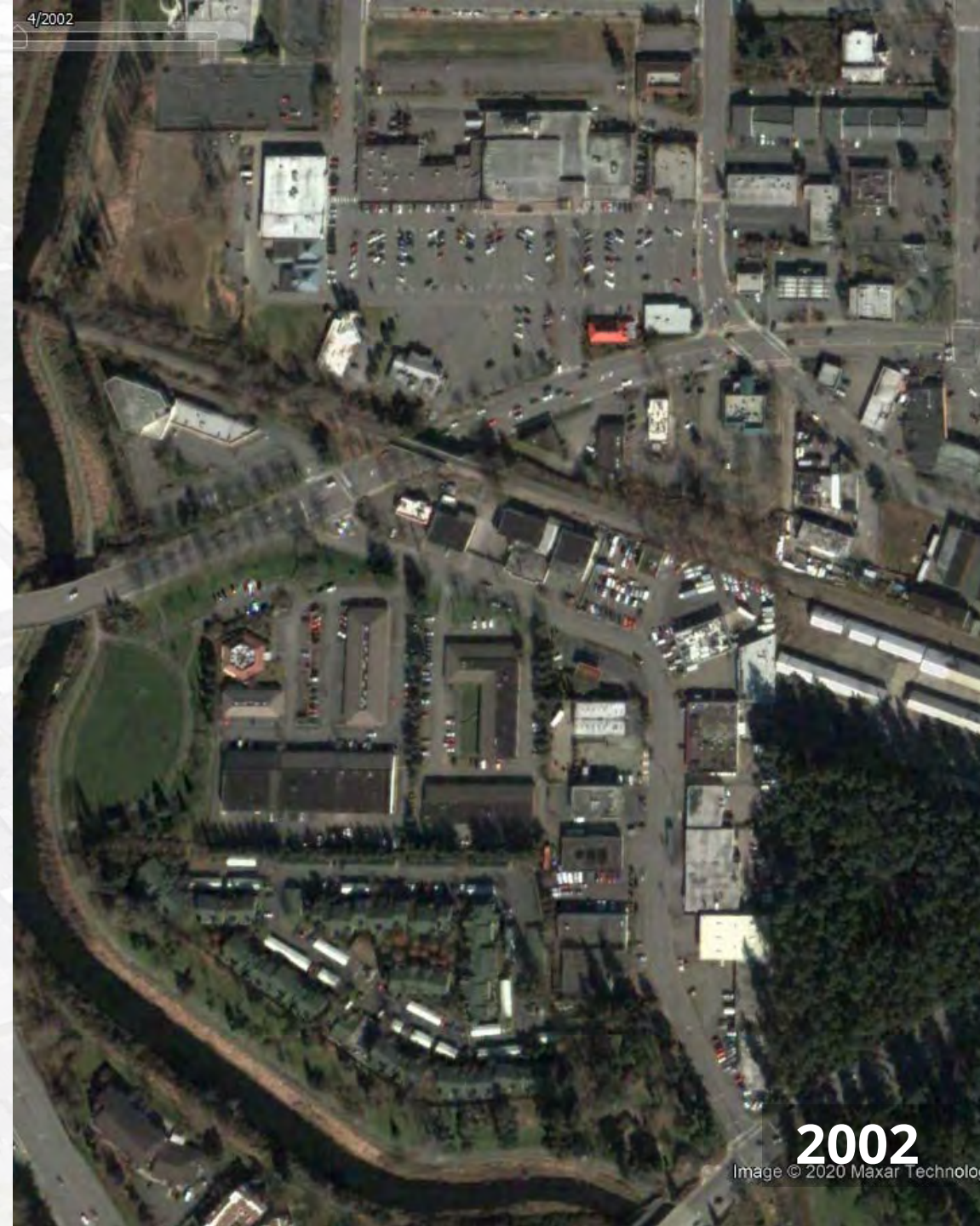
Bellevue, WA



Bellevue, WA

Redmond, WA

- Frequent Express Bus Service to Seattle and Microsoft Campus
- Light Rail opening in 2024
- 2000 land uses:
 - Durable goods retail
 - Light industrial
 - Auto repair etc.
- 2020 Land Uses
 - Office
 - Residential



2002

Image © 2020 Maxar Technology

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2020

Image © 2020 Maxar Technologies



161st Avenue North

Redmond, WA



Redmond, WA

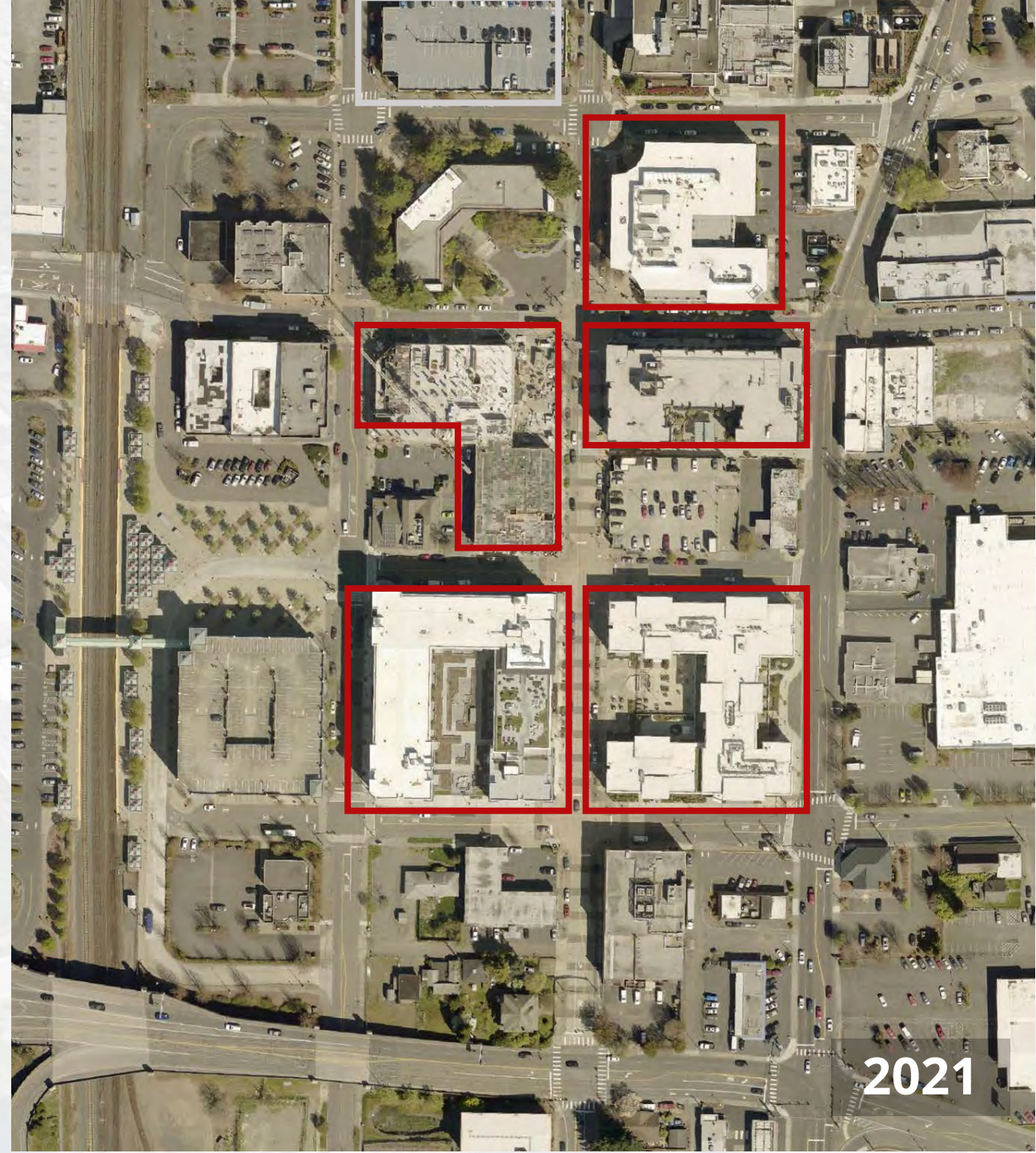
Auburn, WA

- Sounder opened in 2000
- Downtown Plan and Planned Action EIS adopted in 2001
- RapidRide I (BRT-lite) to open in 2023



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2021



Auburn, WA

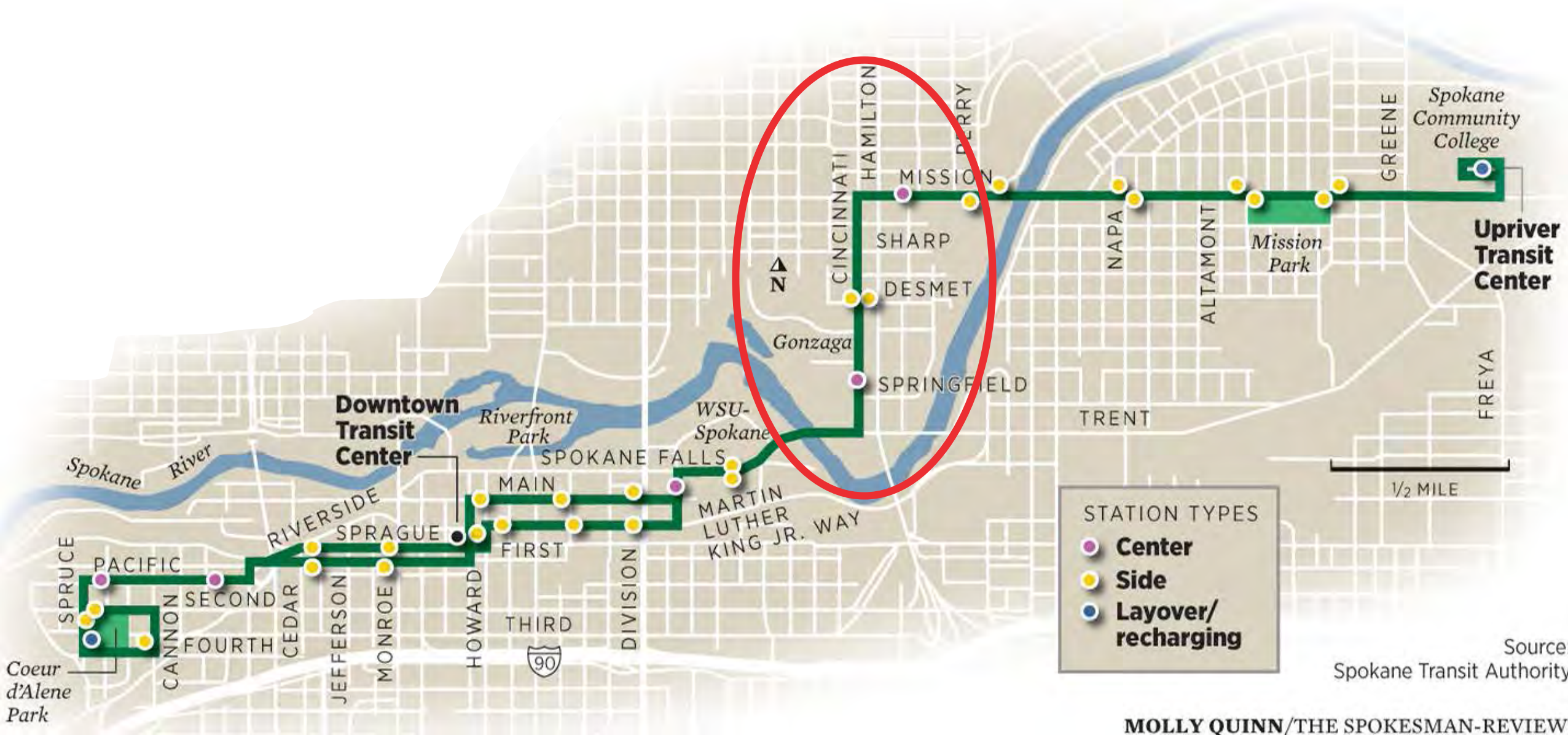


Auburn, WA

City Line: Spokane's first BRT

- Bus Rapid Transit (BRT) lines are designed to provide the speed and convenience of light rail using buses rather than trains.
- City Line will launch in July 2023 with a 6-mile loop connecting Browne's Addition, downtown, the University District, South Logan, Chief Garry Park, and Spokane Community College

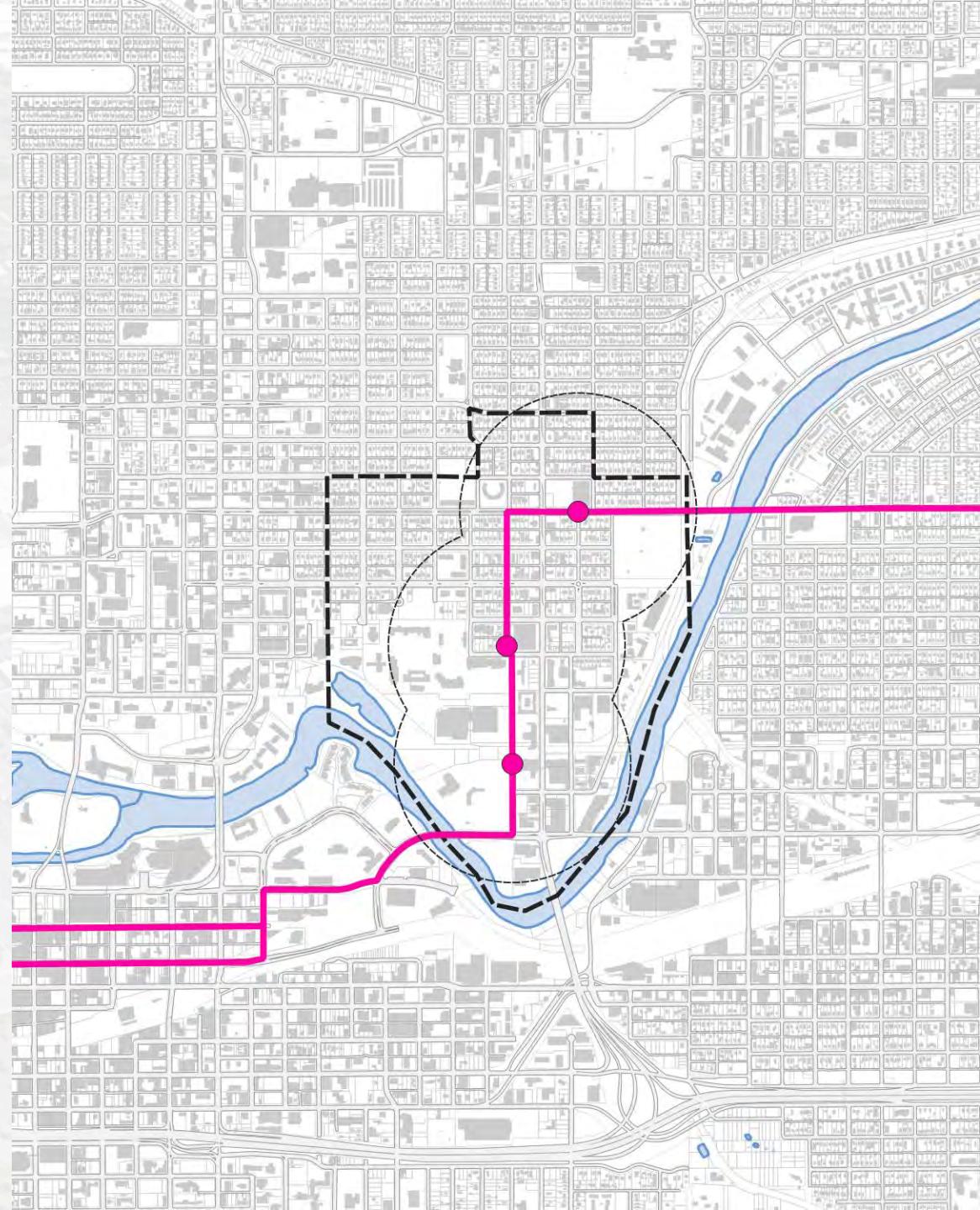




Source:
Spokane Transit Authority

MOLLY QUINN/THE SPOKESMAN-REVIEW

South Logan Context



University Area

Characteristics & Features

- GU housing & athletic facilities
- Aging manufacturing/ warehousing & emerging employment uses.
- Direct access to downtown, I-90 & Centennial Trail

Major Destinations

- McCarthy Athletic Center, athletic fields & residence halls
- University of Washington School of Medicine-Gonzaga University Health Partnership



Logan Neighborhood

Characteristics & Features

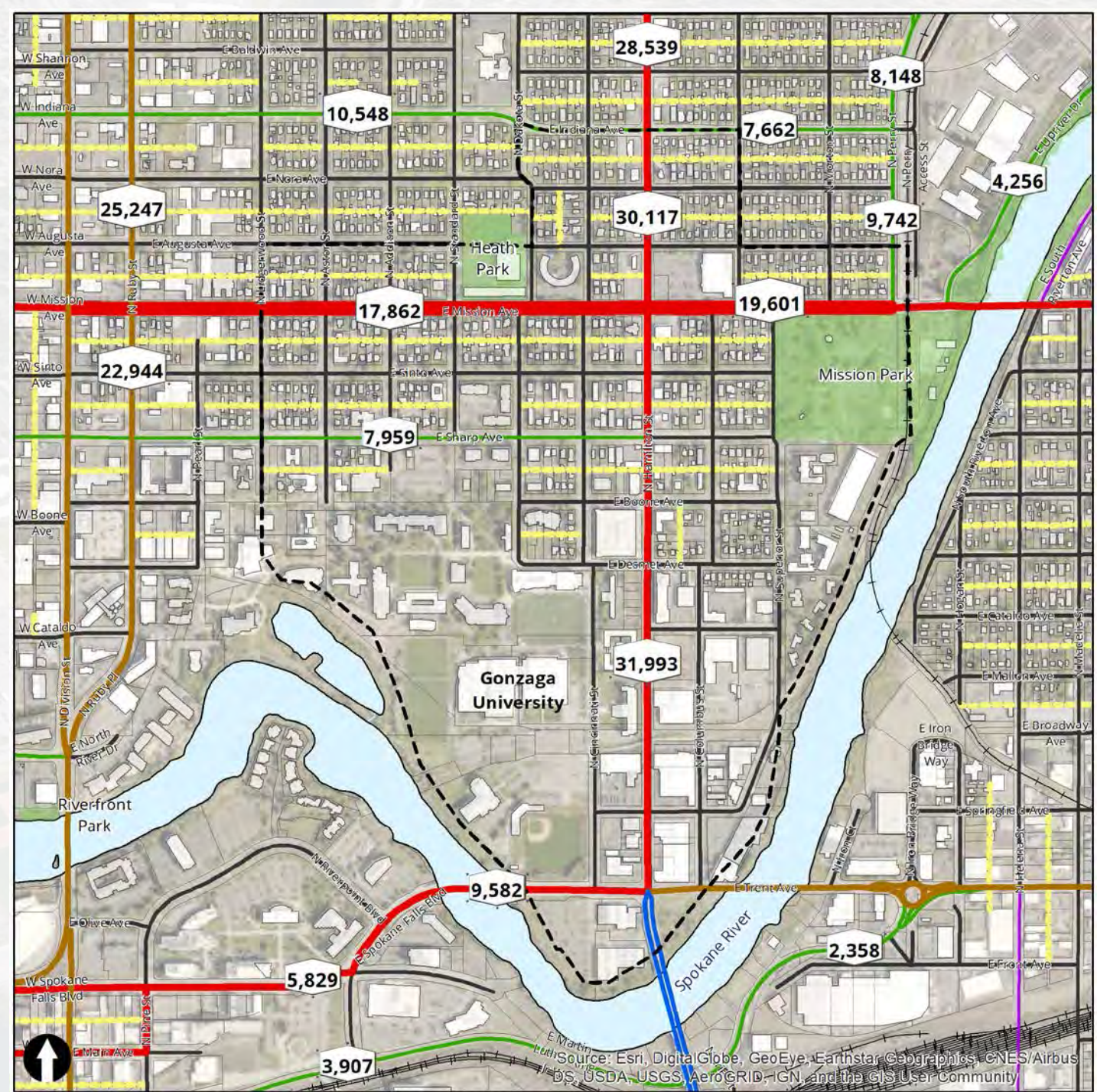
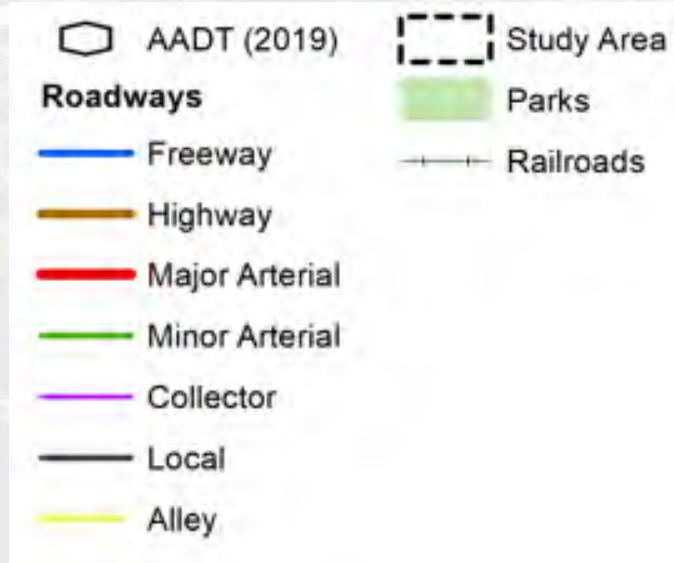
- GU housing and classroom facilities, apartments, Hamilton commercial corridor, & large employer (Avista).
- Direct access to downtown, I-90 & Centennial Trail

Major Destinations

- GU residence halls and classrooms
- Safeway, Mission Park, & Avista



Street network



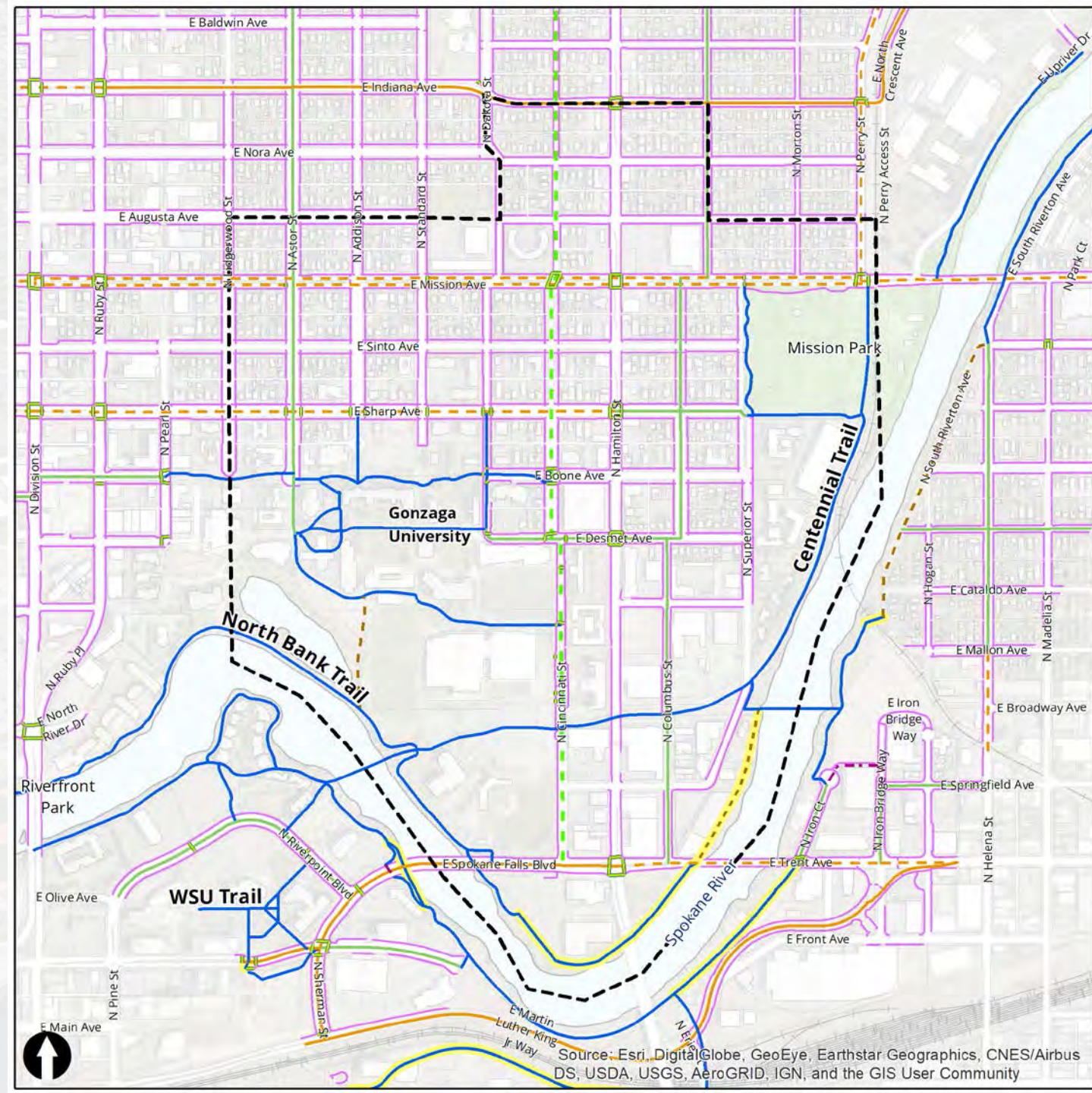
Pedestrian & bicycle routes

Existing Bike Network

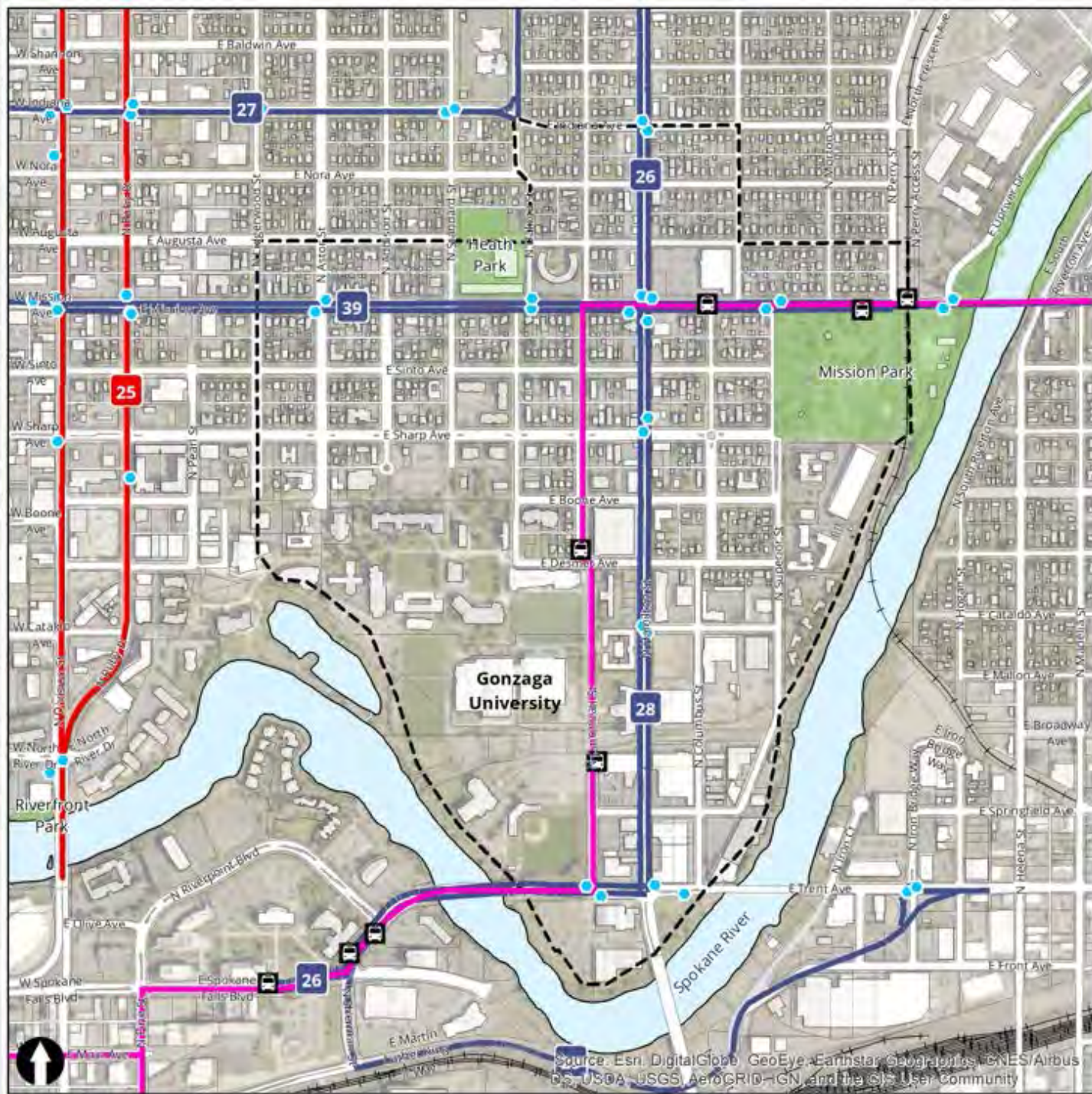
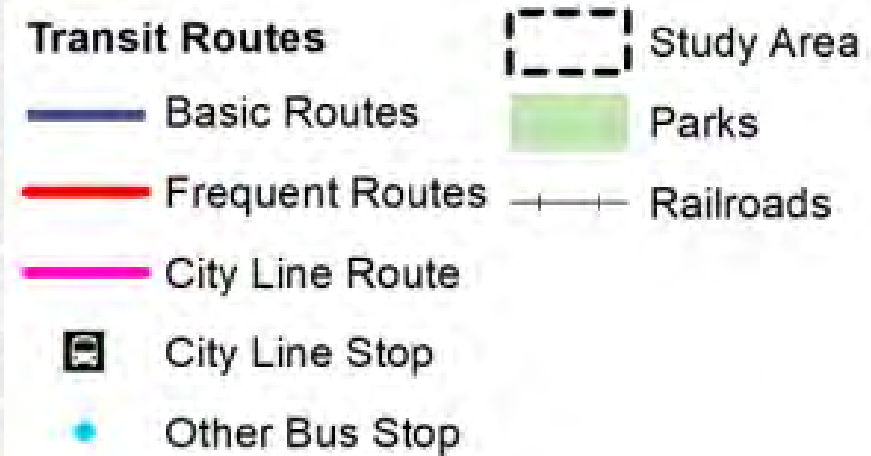
- Bike Friendly Route
- - - Moderate Traffic (Shared)
- Shared Use Path
- Moderate Traffic (Bike Lane)
- - - Soft Surface Path
- - - Difficult Connection
- - - Neighborhood Greenway

Existing Pedestrian Network

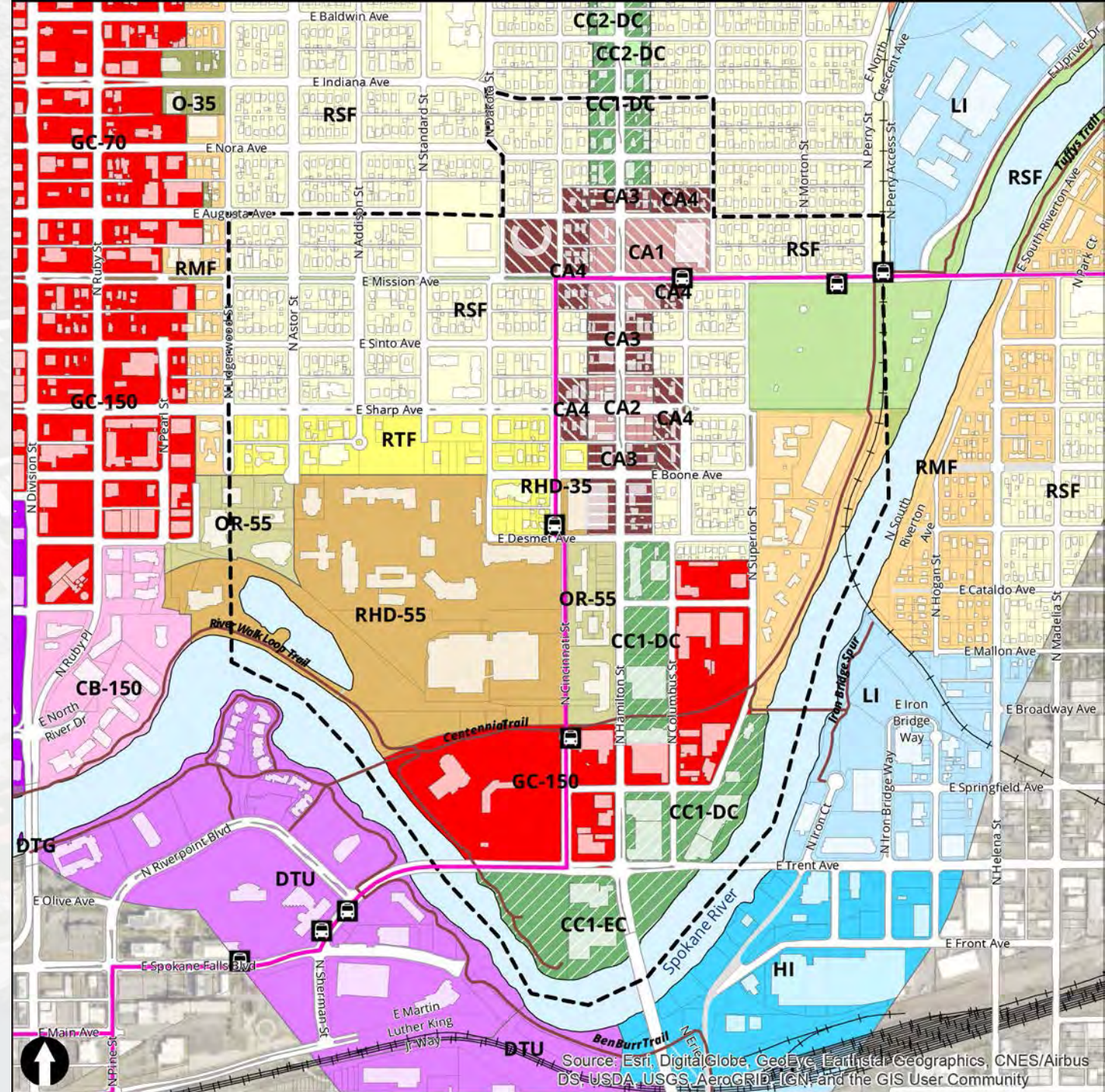
- Sidewalk
- Planned Bikeways**
- Shared Use Path
- - - Soft Surface Path
- Study Area
- Parks
- +— Railroads



Transit service

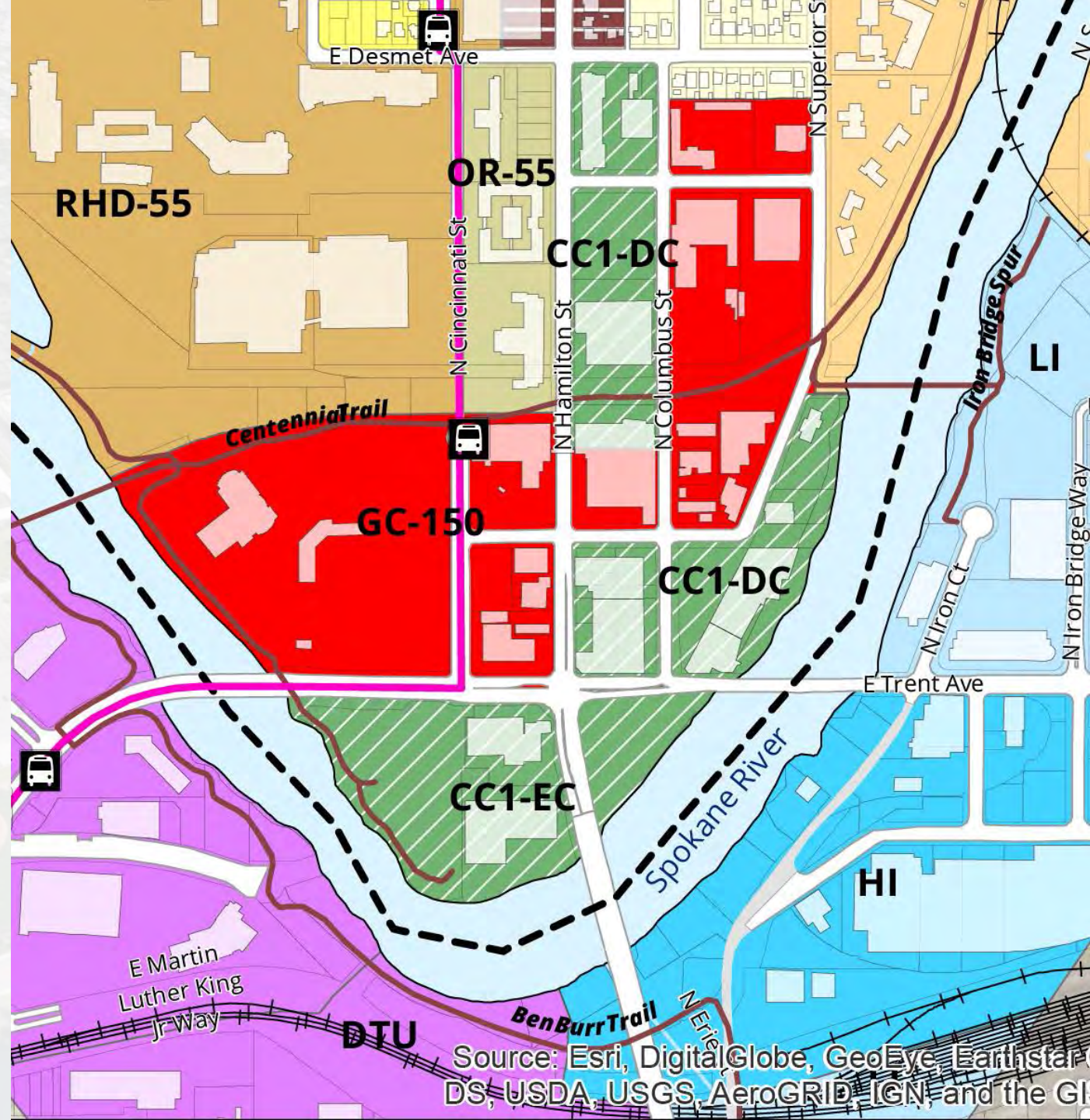


Zoning & Design Regulations



Zoning & Design Regulations: South

- Max heights generally from 55'-150'
- GC is somewhat of an "anything goes" zone



Zoning & Design Regulations: North

- Hamilton Form-Based Code
- Residential zones

Figure 17C.123.040-D

Context Area 1 (CA-1) & Context Area 2 (CA-2)

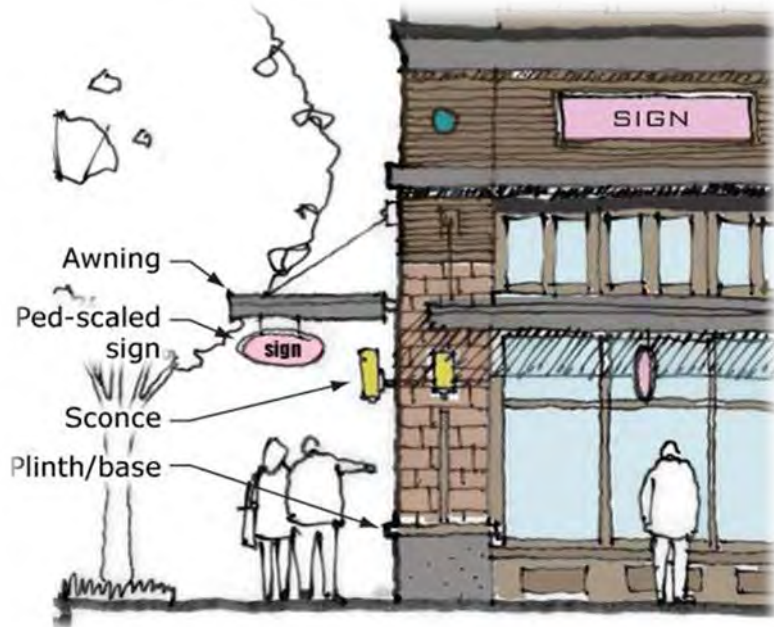
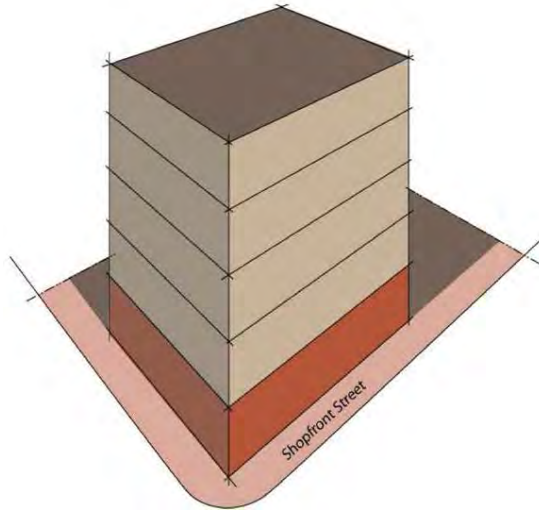


Figure 17C.123.040-F

Context Area 3 (CA-3)

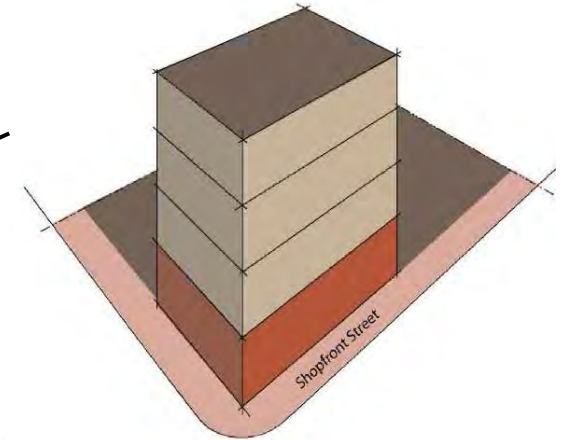
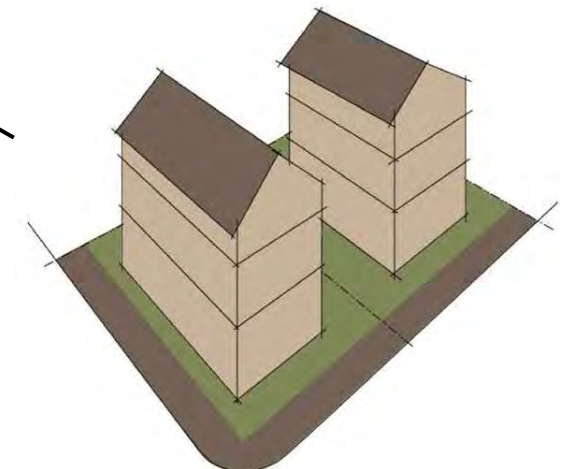
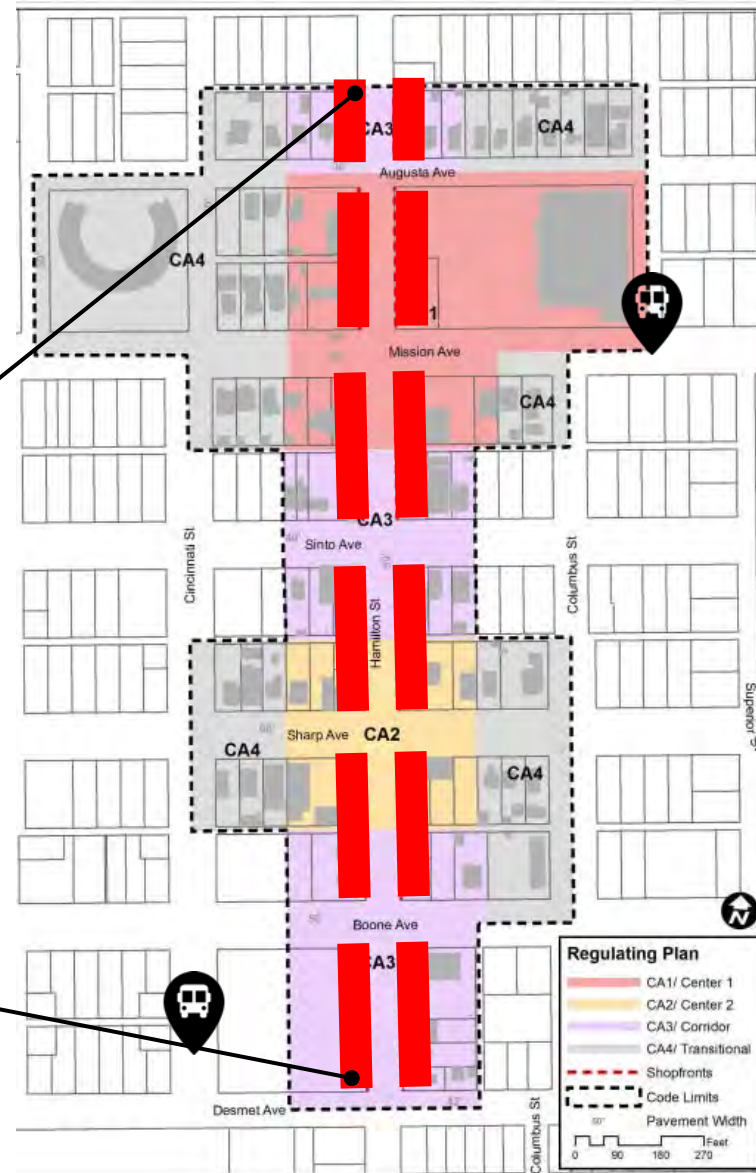
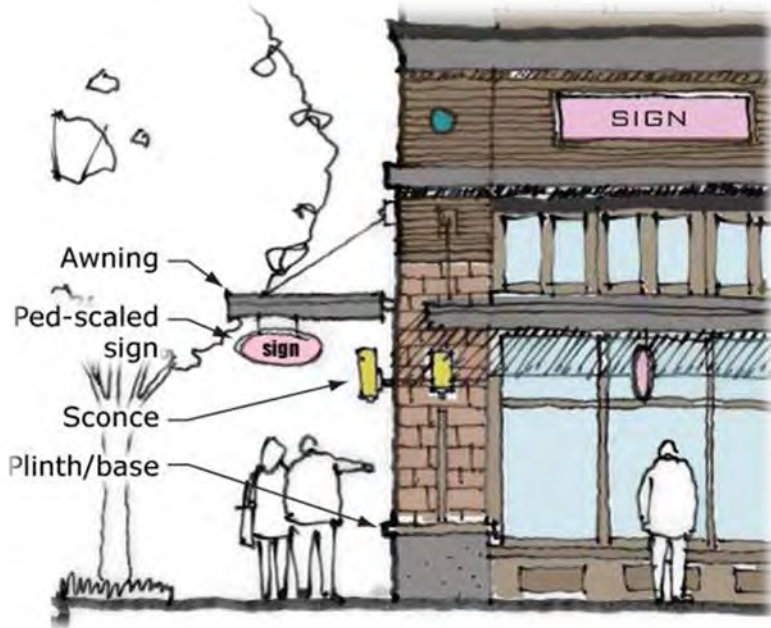


Figure 17C.123.040

Context Area 4 (CA-4)



Shopfronts **required** ALL along Hamilton





Building Opportunity and Choices for All

- Allows duplexes up to fourplexes on all residential lots
- Allow attached homes on all residential lots with no cap on number of attached homes
- Adjust lot standards to improve likelihood for all low-scale residential types
- Incentivizes mixed-use and residential development in Centers and Corridors

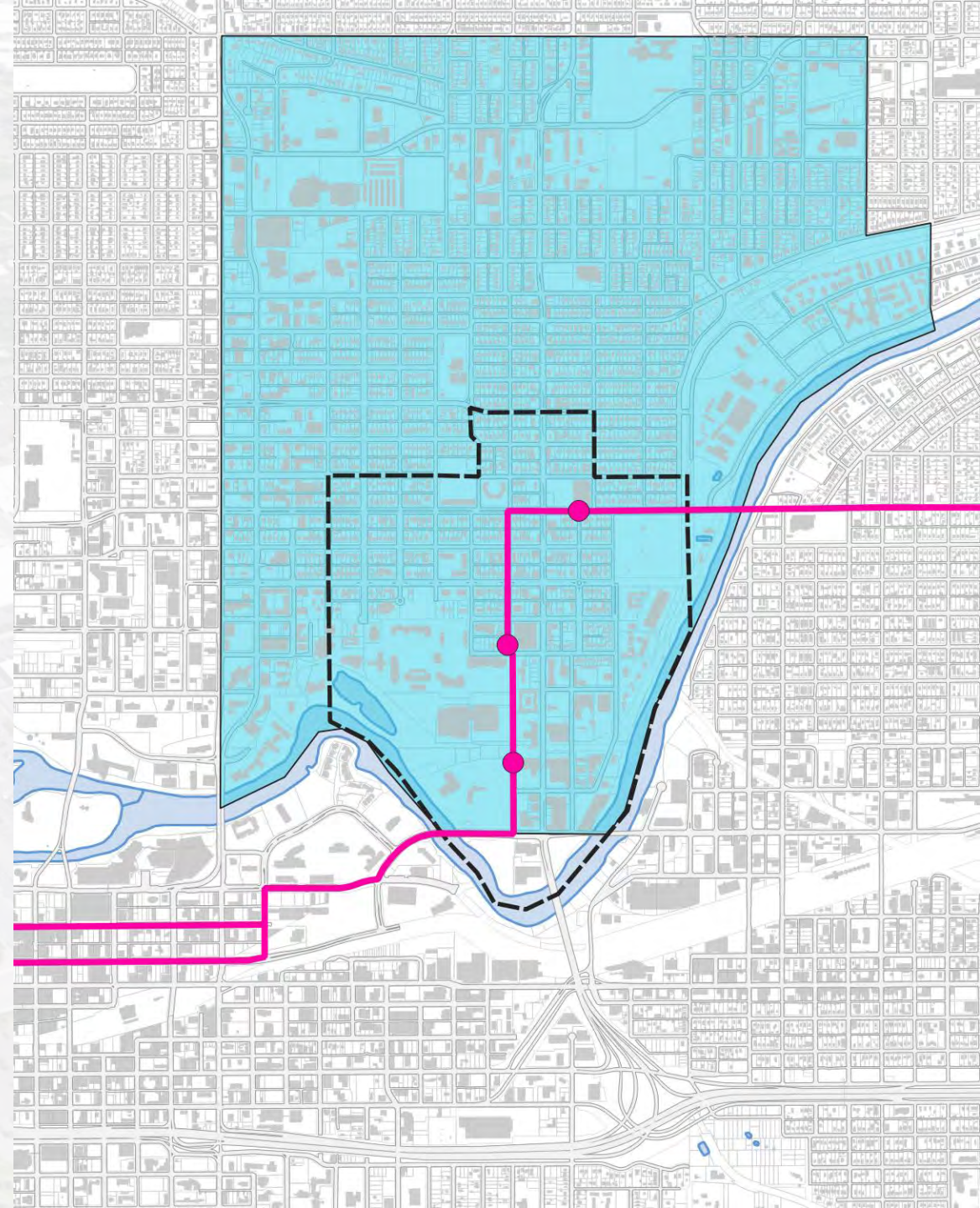
An aerial photograph of the South Logan TOD area, showing a mix of residential, commercial, and recreational spaces. A river flows through the center, with a bridge crossing it. Various buildings, parking lots, and sports fields are visible. The text "South Logan TOD Planning Context" is overlaid in the center.

South Logan TOD Planning Context

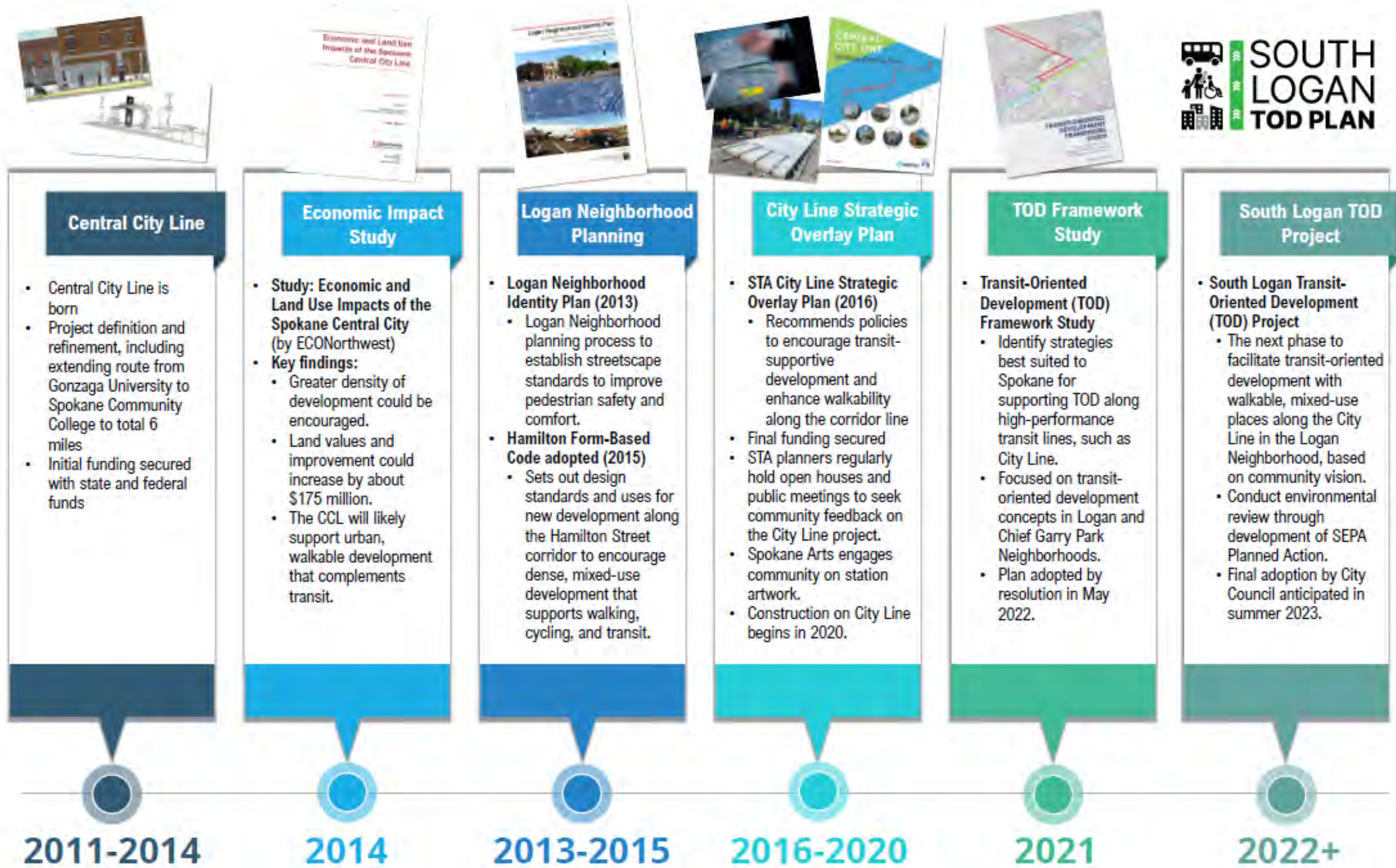
Logan Neighborhood



Neighborhood Council active since 1976



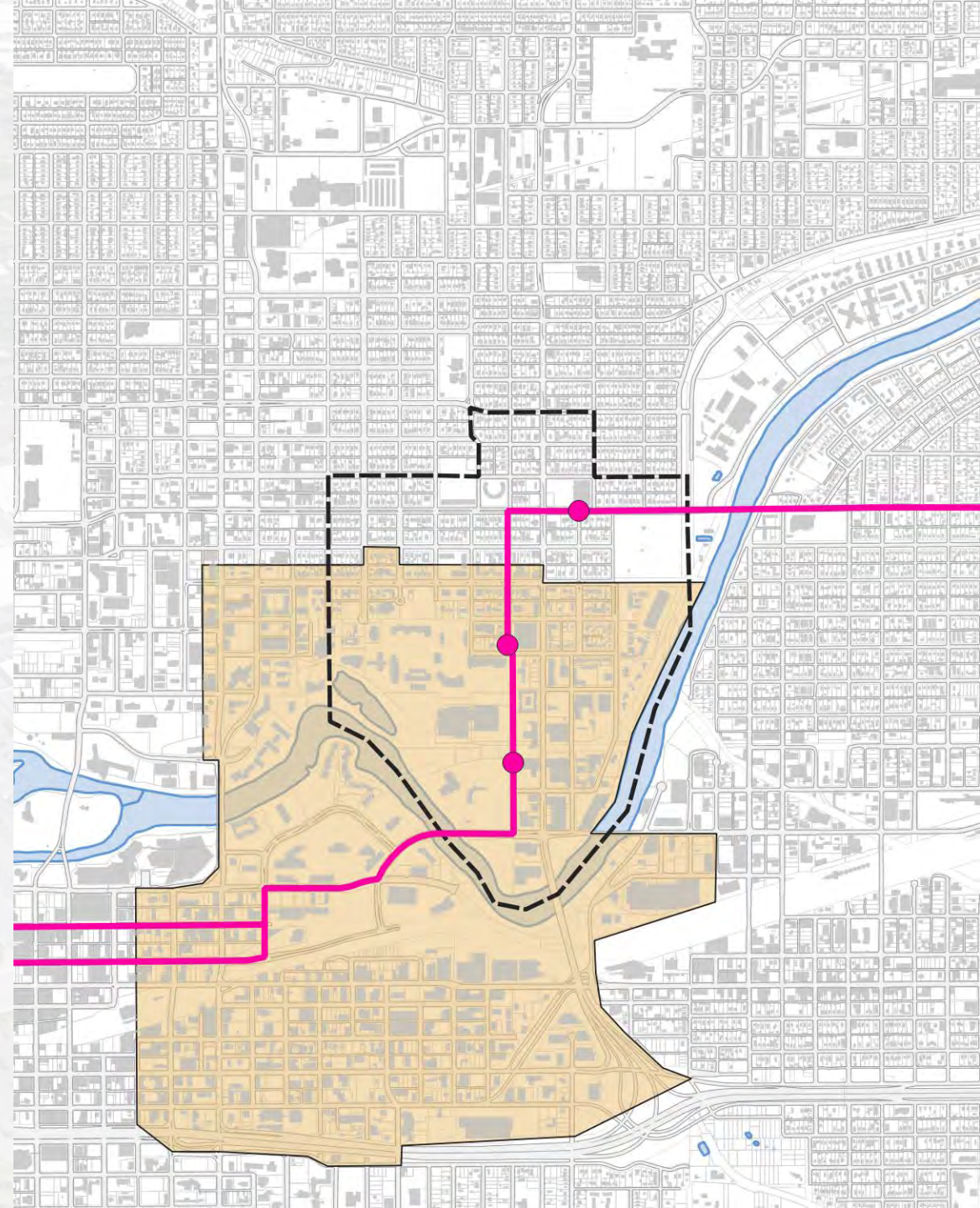
Recent Planning Timeline



University District Master Plan

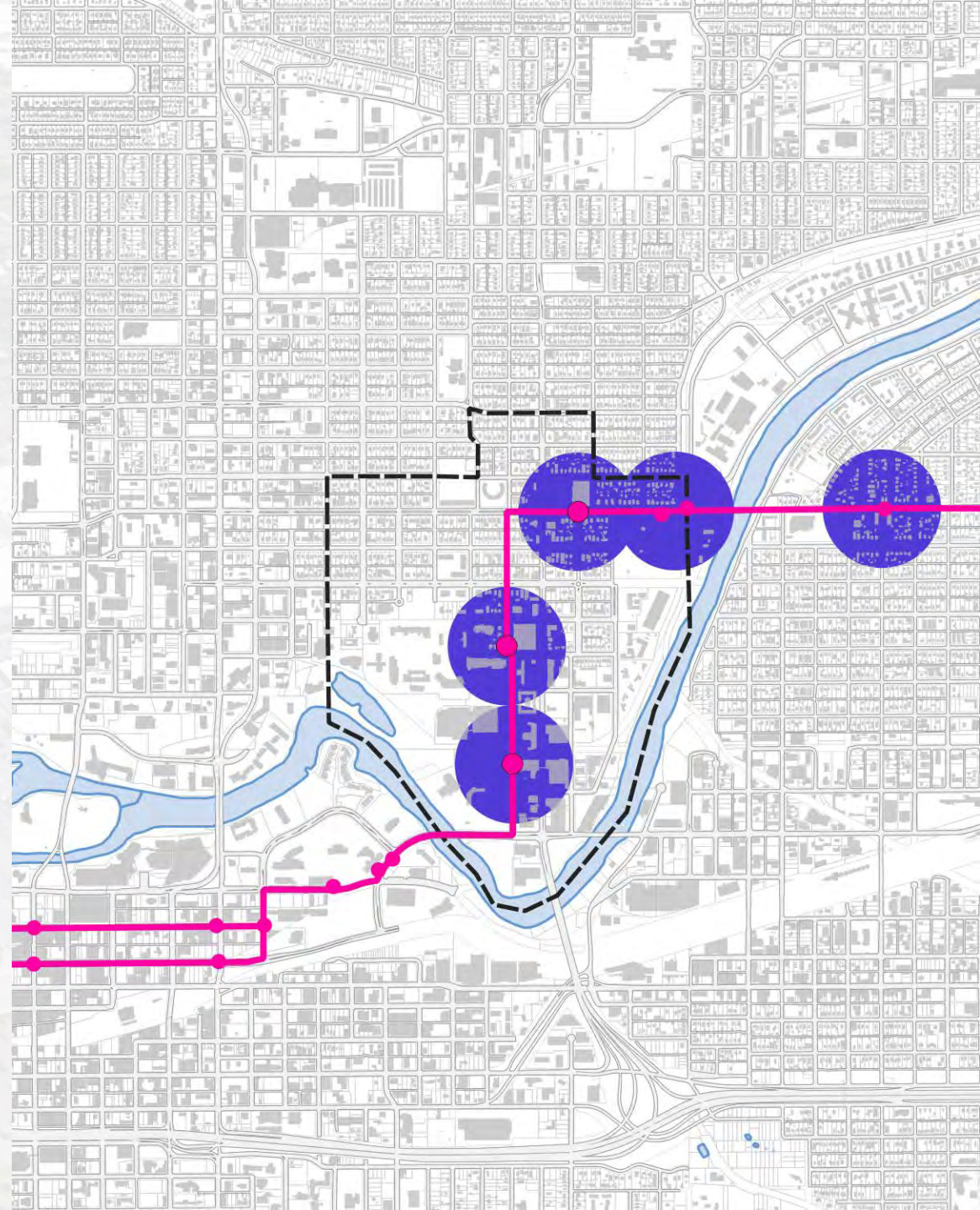
- Created 2004 & updated 2018

“The University District will be a place where creativity and innovation flourish and, by extension, promote an entrepreneurial community that attracts talent; where students, faculty, business owners, entrepreneurs, and neighbors can thrive; where campuses, companies, and neighborhoods thrive with them.”

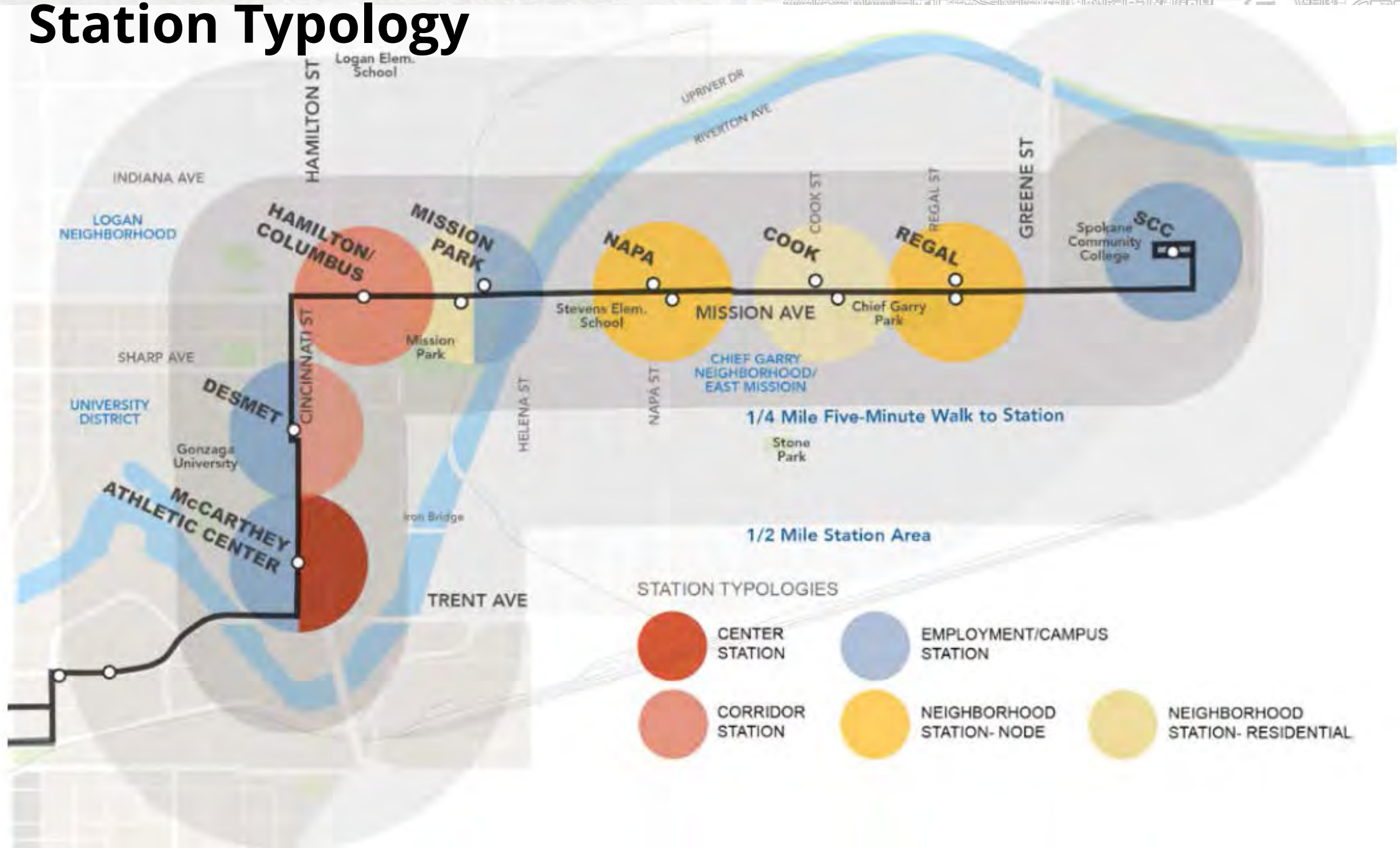


TOD Framework Study

- Completed May 2022
- Focus on seven BRT station pairs
- Recommended South Logan TOD subarea plan



Station Typology



McCarthy Station Area Concept



Current Projects: Transportation

City Line construction



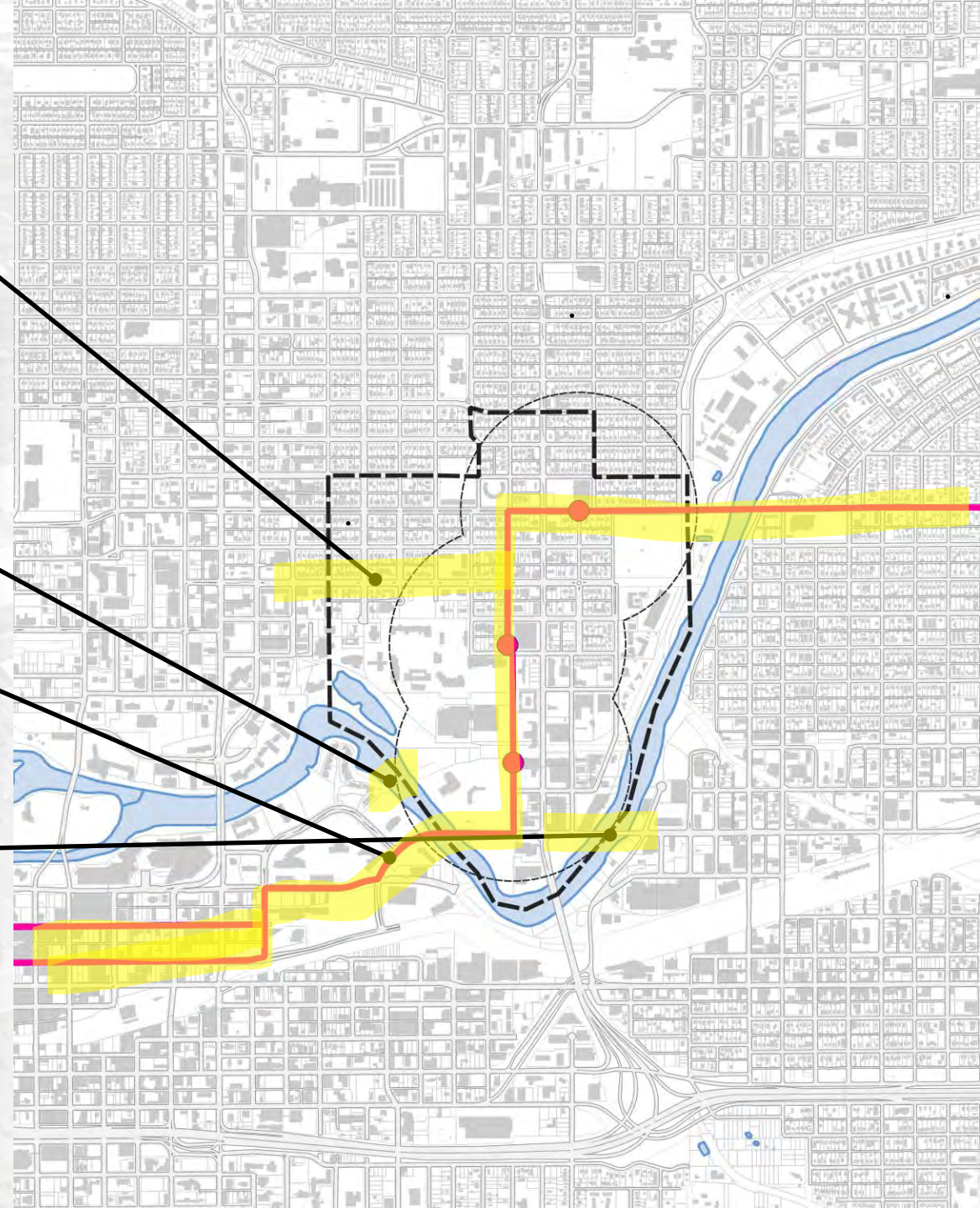
Sharp Avenue Stormwater Improvements (2018)



Don Kardong bridge rebuild



East Trent bridge construction



Current Projects: Development

Matilda Building:
57 apartments + retail



University of Washington School of Medicine-Gonzaga University Health Partnership



519 E. North Foothills Drive:
72 apartments


Gonzaga Family Haven



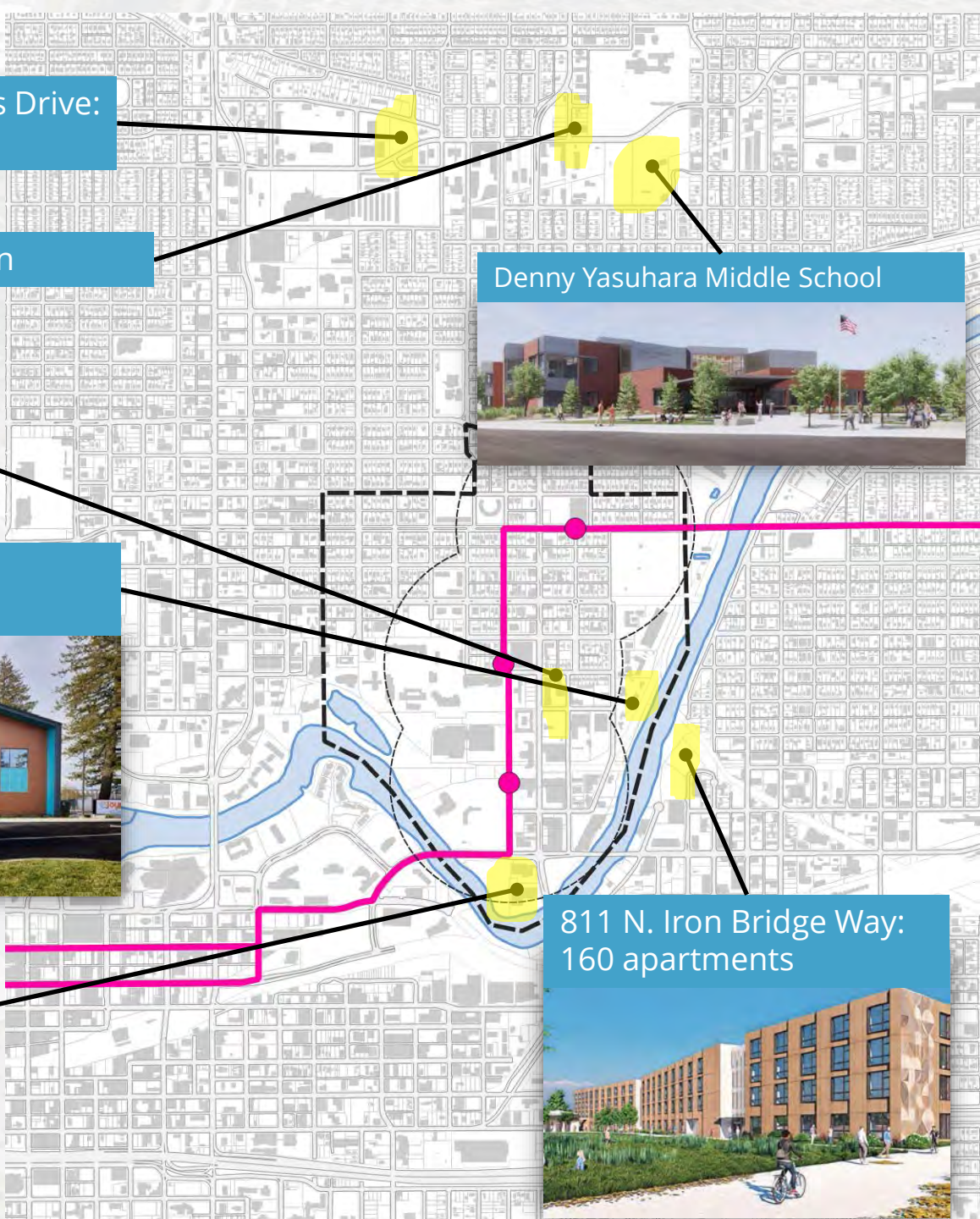
Joya Child and Family Development



Denny Yasuhara Middle School



811 N. Iron Bridge Way:
160 apartments



South Logan Development Context

OWNED BY
GONZAGA

PRIVATE OWNERS
Possible Assemblage



South Logan Redevelopment Feasibility

Multifamily

- Conventional, Student
- Feasible under certain circumstances

Office, retail, industrial likely not feasible

- “Built to suit” or owner-user would be the exception
- Relationship between rental rates and construction costs is the driver

Single family for sale development
(ex: townhome) possible

Residual Land Value



Total Value as
Developed

—

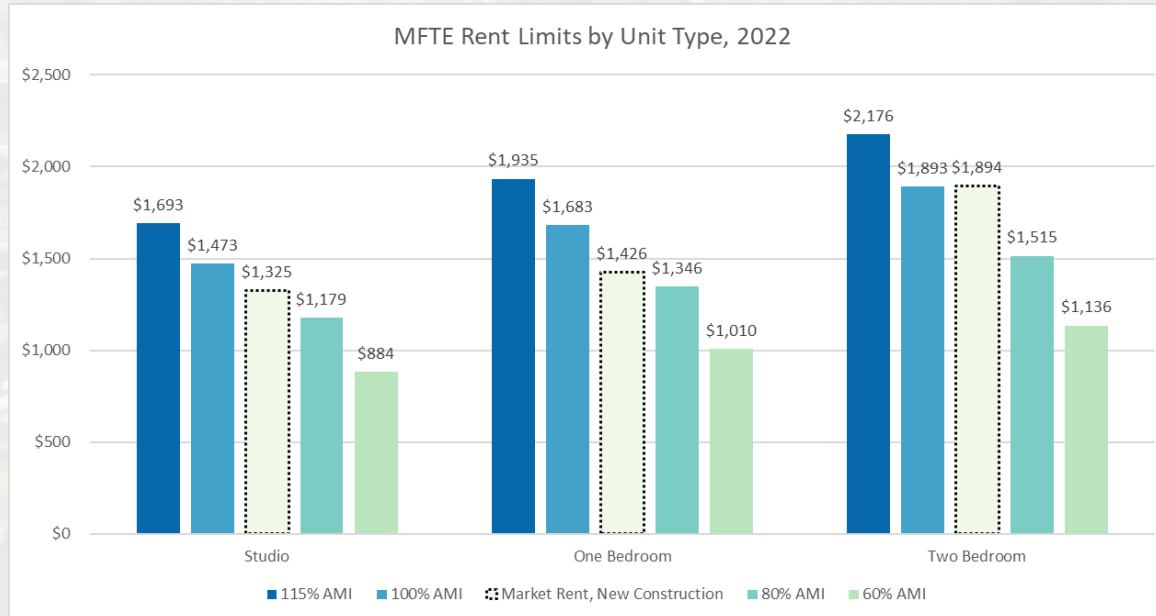


Development
Costs



Residual Land
Value

Early Interview Feedback



Current multifamily market rents in Spokane are between 80% and 100% of Area Median Income depending upon unit type. Since the gap between MFTE rent levels and market rent levels is relatively small, developers anticipate continued widespread use of MFTE.

- Multifamily – Building Typology
- Height Limits
- Ground-Floor Retail Requirement
- Parking Requirements
- MFTE Program
 - 8-year program easy for developers to interpret and implement
 - 12-year program may need more definition
- Developability of Southern Node

South Logan TOD Project Survey

Initial survey to gather more data on community members to help us start to develop a vision for the area!

1. *How do you use the South Logan area?*
2. *How often do you visit the South Logan area?*
3. *How do you get to or around the South Logan area?*
4. *Is it easy to get around the South Logan area? Please share any challenges you or others may experience.*
5. *What do you like about the South Logan area?*
6. *What in the South Logan area would you like to see changed?*

South Logan TOD Project Survey

As of September 19, 2022 (69 responses)

- 72% visit for food and drink
- 70% travel through the area
- 38% live in the area
- 34% work in the area
- 33% visit for sporting events/entertainment
- 12% attend school in the area

57% visit the area daily



87% use private vehicle



47% walk



38% bike



22% use public transit

South Logan TOD Project Survey

Is it easy to get around the South Logan area?

General consensus that it's easier to get around with a car than walking/biking



Challenges include:

- *Hamilton*
- *Sidewalks are inconsistent and uncomfortable*
- *Connected within the area, but not to other areas (excluding to downtown through the Centennial Trail)*
- *Dark at night, does not feel safe*

South Logan TOD Project Survey

What do you like about the South Logan area?

- *Mix of uses and local businesses*
- *Proximity to downtown, river, and Centennial Trails*
- *Mission Park*
- *Tree canopies*
- *The community*
- *Energy*
- *Character of older homes*
- *Gonzaga*
- *More affordable than many areas*
- *It's home*

What in the South Logan area would you like to see changed?

- *More traffic calming*
- *Increased feeling of safety*
- *Pedestrian oriented infrastructure, walking and biking*
- *Reimagination of Hamilton*
- *Dense development along Hamilton*
- *Traffic light efficiency*
- *Nighttime lighting*
- *Investment in local businesses*
- *Community spaces*
- *More multi-unit housing / housing options*

South Logan TOD Project Survey

List three words that
share your ideal
future for the South
Logan area and
community



South Logan Visioning!

South Logan Visioning



What do you LOVE about the South Logan Neighborhood?



What are you most CONCERNED about in the South Logan Neighborhood?



What do you HOPE happens in the South Logan Neighborhood?

Live Polling

Options to access the poll:

- Use your phone's camera app to scan this QR code →
- Visit pollev.com/makersarch229 with your browser
- Or, text **MAKERSARCH229** to 22333 (not all questions will be included)

The poll questions on your phone or browser will advance with the slideshow

If you need to change your response, click this icon:





What do you LOVE about the South Logan
Neighborhood?

What are its best assets?

**Responses to the following poll
questions will appear on each poll
slide**

What do you LOVE about the South Logan Neighborhood? (open-ended)

“ I work here; I like how easy it is to get to downtown, and other parts of Spokane. ”

“ Centennial Trail, Gonzaga Campus, River Access ”

“ Mixed use area - restaurants, bars, homes,
university ”

What are the South Logan neighborhood's best assets?

“ Affordable multifamily ”



What are you most CONCERNED about in the South Logan Neighborhood?

What are the top priorities for improvements?

What are you most **CONCERNED** about in the South Logan Neighborhood?

What are the top priorities for improvements?



What do you HOPE happens in the South Logan Neighborhood in 5-20 years?

What are your DREAMS for the South Logan Neighborhood?

What are your DREAMS for the South Logan Neighborhood?

What do you HOPE happens in the South Logan Neighborhood in 5-20 years?

Vision Worksheet



Vision Worksheet

Instructions:

The flipside of this page presents a **generalized listing** of the various vision "ideals" expressed in the various plans and reports recently commissioned by the City. In light of the new bus rapid transit project, how well do they fit your hopes for the next 20 years in South Logan? **Rate** each snippet from one to five, and make as many comments as you need to help explain your preferences. After you're done, make special note in the "Spotlight" column next to items you'd like to discuss - for instance:

- Is it something that really needs to be deleted from the updated vision?
- Is it a concept that could be great, but needs to be changed somehow to make it so?

You can also feel free to add **other thoughts** about what you'd like to see happen in South Logan in the table below. We're want to know what you're thinking and to see how to fit it into the plan!

Vision Snippets - "What else"		Comments
Other Ideas?	• Other:	
	• Other:	
	• Other:	
	• Other:	
	• Other:	

This worksheet is part of the City's South Logan studio, a three-day event to gather community thoughts on the planning area and build a foundation for the plan's preparation.

Vision Snippets - "Ideal"		Spotlight	1 - A bad fit	2	3	4	5 - Must-have!	Comments
Land Use & Housing	• Create a network for the neighborhood, with housing, parks and schools within walking distance of shops, transit, and employment.							
	• Support development to help people live and work near the transit stations.							
	• Maximize incentives for affordable housing and pedestrian amenities near the transit stations.							
	• Prohibit new auto-oriented uses in the areas near transit stations.							
	• Encourage new development designed to maintain or improve neighborhood character, appearance, and livability.							
Transportation & Streetscape	• Encourage public-private partnerships to advance neighborhood economic development opportunities.							
	• Link transit stations to the neighborhood with continuous biking and walking facilities.							
	• Support walking and biking improvements to provide direct access between transit and destinations.							
	• Prioritize improvements to N Hamilton St and E Mission Ave to enhance pedestrian crossings near transit stations.							
	• Integrate gateway features, such as artwork, decorative signs, or landscaping to enhance neighborhood character and identity.							
Parks	• Ensure off-street parking, access, and loading facilities do not adversely impact the neighborhood.							
	• Integrate transit stations with the streetscape rather than treating them as a freestanding project.							
	• Integrate amenity-rich open spaces and gathering places with private development near station areas.							
	• Promote efforts to provide the neighborhood with social amenities and a sense of community.							
	• Maintain and enhance the neighborhood's urban forest to provide good air quality, reduce urban warming, and increase habitat.							
	• Enhance the neighborhood's physical and visual access to the river.							
	• Promote the conservation of energy in the location and design of new development.							

South Logan Neighborhood Making !

Small Group Exercises

Small Group Exercise Instructions

- Break into small groups around tables
- One staff or consultant team member will lead group through exercise



Small Group Exercise Instructions

Using the base maps and colored pens at the table:

- **Opportunities in green**

- Redevelopment opportunity
- Public improvement opportunity (streetscape/park)

- **Concerns in brown**

- **Hopes & dreams in purple**

Source Book!

Cut out desired uses/features if they match vision/opportunity for specific area

Housing



Multi-unit house?



Townhouses



Townhouses



Apartments, 4-story



Midrise



Midrise

Commercial/Mixed-Use



Midrise Mixed-Use



Midrise Mixed-Use



Office with surface parking



Midrise Hotel



Grocery Store + Mixed-Use



Midrise

Streetscapes/ Public Amenities



Festival Street



Splash Park Plaza



Common Green



Public Art in Plaza



Woonerf Main Street



Corner Plaza



Mid-Block Ped Connection



Greenway



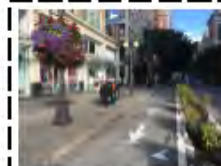
Painted Crosswalk



Arterial Planting Strip



Community Garden

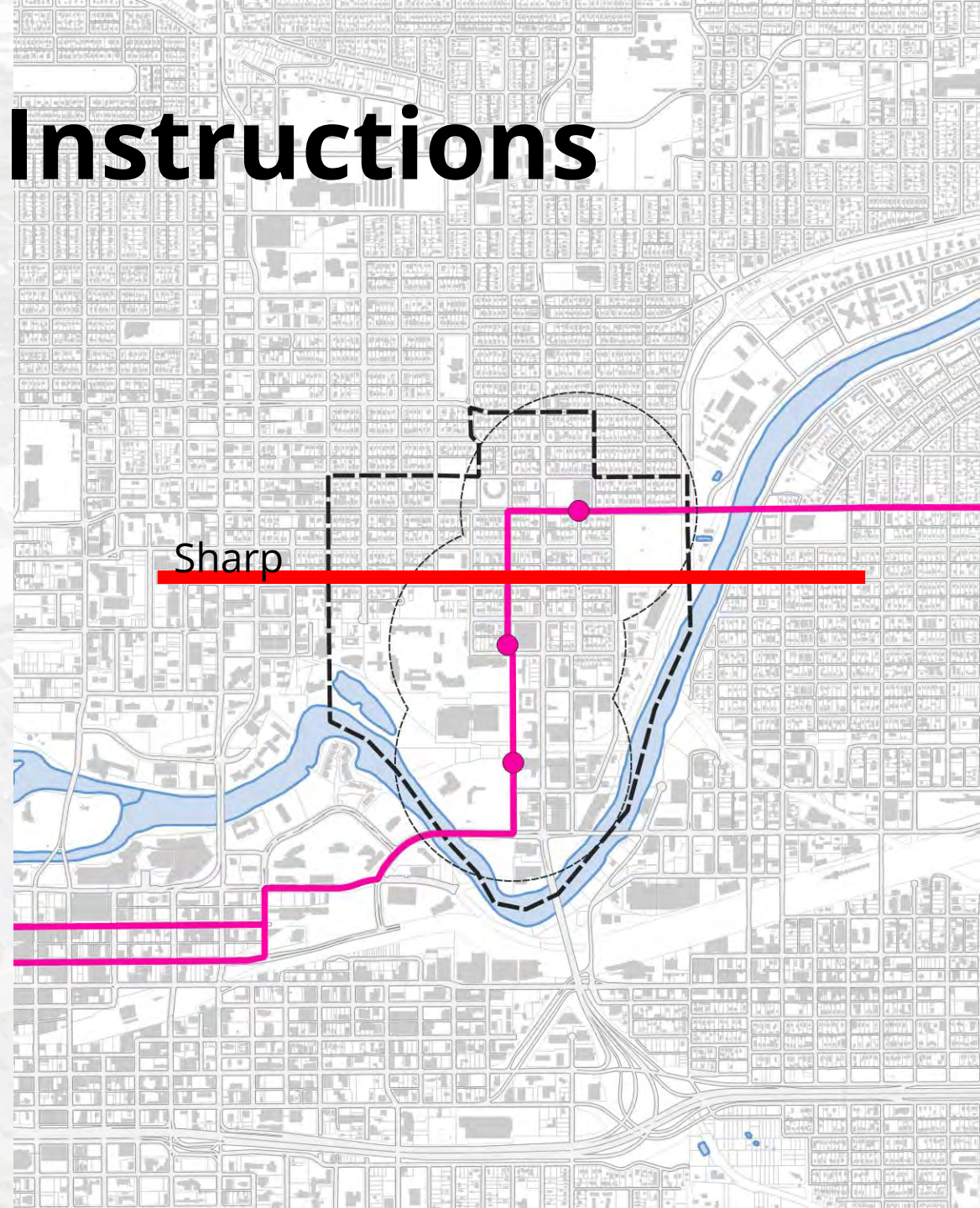


Protected Bicycle Lane

Small Group Exercise Instructions

Split time to focus on
north and south planning
areas (decide which you
want to start on)

Use Sharp as dividing line
for north/south



Report Out



Next Steps

Wednesday, September 21

9:00 am - 5:00pm Studio Hours

Open to the public. Studio activities will likely include:

- Posting gallery materials for continuous studio reference
- Conducting focus group meetings
- Conducting one or more “walking audits” to test concepts on the ground
- Crafting conceptual land use, design, and transportation alternatives based on results of Workshop #1
- Posting workshop materials online for community reference
- Preparing for Thursday’s studio and workshop session

Thursday, September 22

9:00am - 3:00pm Studio Hours

Open to the public

5:30 -730 pm Workshop #2 (preliminary agenda)

5:30 pm Presentation

- Plan background & scope
- Workshop #1 findings

5:50 pm Activity 1 – Scenario Assessment

- Review of conceptual preferred planning scenario; facilitated summary

6:30 pm Activity 2 – Implementation Priorities

- Review of conceptual zoning strategies; facilitated summary

7:15 pm Presentation

- Slides and materials summarizing activity findings, possible direction

7:25 pm Wrap up/Adjourn

SOUTH LOGAN TOD PROJECT TIMELINE

Updated April 2022

