

RESOLUTION NO. 2020-0060

A resolution recognizing the *South University District Subarea Plan*.

WHEREAS, City of Spokane Comprehensive Plan Policy LU 7.4 provides the following framework for subarea planning: *“Use the Comprehensive Plan for overall guidance and undertake more detailed sub-area and neighborhood planning in order to provide a forum for confronting and reconciling issues and empowering neighborhoods to solve problems collectively”*; and

WHEREAS, the City of Spokane has identified the University District as a key geographic area for economic growth and development, and is identified as a Target Investment Area the City’s Targeted Area Development Strategy, as adopted by Council Resolutions 2010-0049 and 2015-0084; and

WHEREAS, the Economic Development Chapter of the City of Spokane Comprehensive Plan sets forth Goal ED 2 – Land Availability for Economic Activities to *“Ensure that an adequate supply of usable industrial and commercial property is available for economic development activities,”* and Goal ED 3 – Strong Diverse and Sustainable Economy to *“Foster a strong, diverse, and sustainable economy that provides a range of employment and business opportunities”*; and

WHEREAS, the Land Use Chapter of the City of Spokane Comprehensive Plan sets forth Goal LU 3 – Efficient Land Use, to *“Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems”*; and

WHEREAS, several significant public infrastructure projects have been implemented in and around the South University District subarea in recent years, including the University District Gateway Bridge and public plaza at the south bridge landing, the extension of Martin Luther King, Jr. Way, the Sprague Phase 2 streetscape project, and the implementation of High Performance Transit Routes by Spokane Transit Authority. During this time, public, private, and institutional partners have invested millions of dollars in development of catalytic sites in and around the subarea; and

WHEREAS, the 2019 update of the *University District Strategic Master Plan* adopted by the University District Public Development Authority includes a buildable lands analysis which identifies the South University District subarea as having the highest capacity for future residential and employment growth of any portion of the University District; and

WHEREAS, the Neighborhood & Planning Services Department secured the services of MAKERS Architecture & Urban Design, LP (“the consultant”) for the purpose of further studying the subarea, involving the property owners and public in creating the a subarea plan and a proposal for implementation; and

WHEREAS, during the South University District subarea planning process the community discussed and documented their vision and direction for the future of the South University District subarea and how to implement the desired vision; and

WHEREAS, the Neighborhood & Planning Services Department conducted an online survey on issues and priorities for subarea, which received 308 responses to questions about a range of topics including district land uses, off-street parking, priority streets, and design review; and

WHEREAS, outreach and public communication beginning in May 2019 included a project web page, a recorded video about the subarea planning process replayed on City Cable 5 and the City's web page, appearances at public events, email updates to interested parties, and a mailing of more than 1,000 postcards to all property owners, taxpayers, and occupants in the South University District subarea; and

WHEREAS, between June 2019 and June 2020, staff gave thirteen presentations on draft codes and guidelines and received feedback from interested groups such as property owners, business associations, neighborhood councils, civic groups, City departments, and the Spokane Design Review Board; and

WHEREAS, the Neighborhood & Planning Services Department and the consultant held a held a community design workshop on July 31, 2019; stakeholder focus group meetings on July 30 and 31, 2019; and an open house on October 3, 2019 for the purposes of collecting information from stakeholders and the public and developing the features of the plan; and

WHEREAS, drawing on input from planning process participants, the consultant developed a draft subarea plan for the South University District in March 2020; and

WHEREAS, the *South University District Subarea Plan* incorporates and builds on existing community planning documents and studies encompassing the district and contains a description of the district's history, character, existing conditions, and opportunities; and

WHEREAS, the *South University District Subarea Plan* includes a vision statement for future development of the South University District, and goals and policies related to land use, community design, and connectivity; and

WHEREAS, the *South University District Subarea Plan* includes recommended amendments to the Comprehensive Plan Land Use Plan Map, Zoning Map, and overlay maps for the subarea in order to implement vision statement, goals, and policies contained in the plan; and

WHEREAS, staff hosted a public open house meeting on March 3, 2020 to receive feedback on the draft subarea plan and proposed Comprehensive Land Use Plan Map, Zoning Map, and overlay map changes; and

WHEREAS, the Spokane Plan Commission held substantive workshops to study the proposal on October 23, 2019, November 13, 2019, March 11, 2020, and June 24, 2020; and

WHEREAS, in an effort to slow the spread of the coronavirus (COVID-19) and to protect those most vulnerable, the City deferred the in-person public hearing scheduled for March 25, 2020 to a virtual public hearing held July 8, 2020, and continued to July 22, 2020, consistent with Proclamation 20-28 issued by the Governor of Washington and subsequent extensions and modifications; and

WHEREAS, the Plan Commission conducted a virtual public hearing, deliberated, and voted 9 to 1 to recommend approval of a resolution adopting the South University District Subarea Plan on July 22, 2020; and

WHEREAS, as prescribed in SMC 04.12.010, this resolution is not an action to amend the City's Comprehensive Plan or development regulations by recommendation of the Plan Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Spokane City Council recognizes the *South University District Subarea Plan* as a declaration of the subarea's desired future condition, and reflecting stakeholder priorities for subarea-specific implementation of land use and economic development goals adopted in the Comprehensive Plan; and

BE IT FURTHER RESOLVED that the Spokane City Council hereby directs staff to move forward with Comprehensive Plan Land Use Map and Zoning and Overlay Map changes as proposed in the *South University District Subarea Plan* and recommended by the Plan Commission for implementation of the subarea plan.

Passed by the City Council this _____ day of _____, 2020.

City Clerk

Approved as to form:

Assistant City Attorney