

**NOTICE OF APPLICATION
NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION
PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT & ZONING MAP CHANGE
SOUTH UNIVERSITY DISTRICT SUBAREA PLAN**

Notice is hereby given that there will be a **public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on Wednesday, March 25, 2020 beginning at 4:00 pm** in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington. This hearing or portions thereof may be continued to a later date at the discretion of the Plan Commission. This public hearing is to consider an application by the City of Spokane for the South University District Subarea Plan, which is an amendment to the Comprehensive Plan. A project map and full project details can be found at <https://my.spokanecity.org/projects/south-university-district-sub-area-planning/>.

Any person may submit written comments on the proposed action or call for additional information:

*City of Spokane, Neighborhood & Planning Services
Christopher Green, Planner, 808 W. Spokane Falls Blvd., Spokane, WA 99201
(509) 625-6194; (509) 625-6500; cgreen@spokanecity.org*

Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.

SUBJECT: **Adoption of the *South University District Subarea Plan*, which provides a vision for future development of a 214-acre area just east of the downtown core. The subarea plan includes a vision statement, goals, and policies to guide future development in the South University District, and proposes specific zone changes in a 90-acre area focused on the frontages of E. Sprague Avenue and S. Sherman Street.**

In addition to adopting the subarea plan document, the proposal includes the following implementing actions:

- 1. Comprehensive Plan Amendment to amend the Land Use Plan Map designation of a 90-acre area from General Commercial land use designation to Downtown land use designation (see attached maps).**
- 2. A concurrent Zoning Map change for the same area from GC-150 (General Commercial with 150-foot height limit) to DTU (Downtown University).**
- 3. Amendment of downtown plan Map 5.1 “Streetscape Improvements,” to designate complete streets for the areas zoned DTU consistent with those proposed in the South University District subarea plan. Characteristics of Downtown Complete Streets designations are described in further detail in Spokane Municipal Code (SMC) Section 17C.124.035 or on the project web page.**

4. **Amendment of the Surface Parking Limited Area map (SMC 17C.124-M1) to extend the Surface Parking Limited Area to include the areas zoned DTU. Within the Surface Parking Limited Area, new standalone commercial parking lots are not allowed as a primary use, but may be allowed within a parking structure or in conjunction with another use.**
5. **Amendment of the Downtown Design Review Threshold Map (SMC 17G.040-M1) to include the areas zoned DTU within the Perimeter Area identified on the Downtown Design Review Threshold Map.**

APPLICANT: City of Spokane

To learn more: Documents relating to the subarea plan are available for download at <https://my.spokanecity.org/projects/south-university-district-sub-area-planning/>.

LOCATION: The area of the proposal is centered on East Sprague Avenue between Pine Street and the Hamilton interchange, and South Sherman Street from the University District Gateway Bridge south to I-90. A project map and full project details can be found at <https://my.spokanecity.org/projects/south-university-district-sub-area-planning/>.

SEPA: A Determination of Non-Significance (DNS) was issued on February 21, 2020 under WAC 197-11-970; the lead agency will not act on this proposal until the close of the Plan Commission public hearing on the proposal. Comments must be submitted no later than noon on March 24, 2020 if they are intended to alter or appeal the DNS.

Process Notes: This combined Notice of Application, Notice of Plan Commission Public Hearing, and Notice of SEPA Determination is being mailed to owners, taxpayers, and residents within 400 feet of the proposed action.

Staff will forward all written or emailed comments received prior to the public hearing to the Plan Commission before the hearing. All public comments received by the Plan Commission are forwarded to City Council as well. At both the Plan Commission Public Hearing and City Council Public Hearing, there is an opportunity for public testimony. Written comments and oral testimony at a hearing will be made a part of the record.

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.

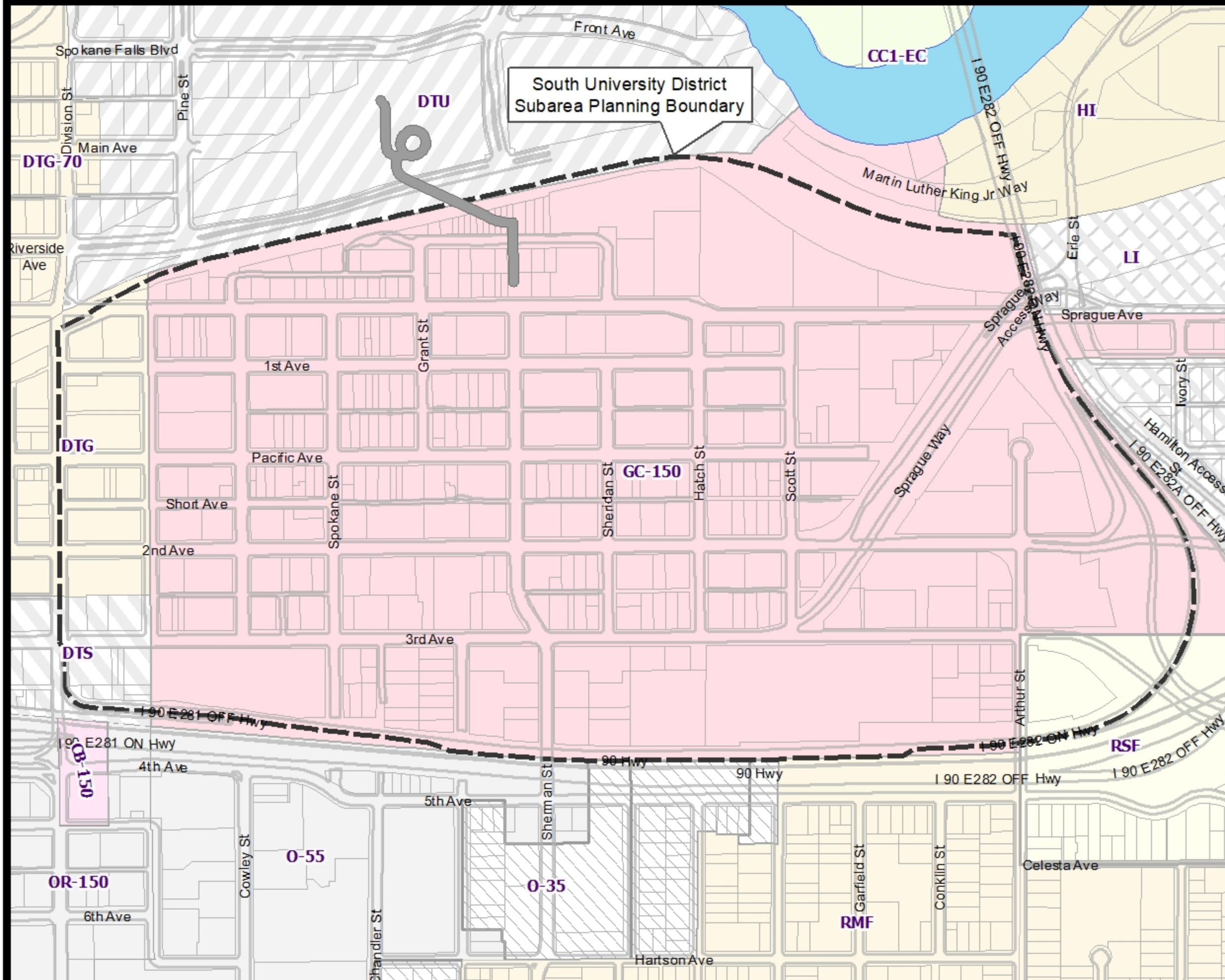
Following the hearing before the Plan Commission staff will request a hearing date before City Council. If you have provided public comment or have requested additional notice, then you will receive emailed notice of the City Council hearing. No further mailings or postings are required by City code.

Open House: Prior to the hearing, an open house is being held to provide information and gather feedback about the South University District subarea plan. Neighborhood and Planning Services staff will hold an open house on **Tuesday, March 3, 2020 from 4 pm to 6:30 pm at PRIDE Prep Public Charter School, 811 E Sprague Avenue.**

Continued Notice: If you have not previously commented or requested to be on the notification list and would like to receive notice of further actions related to the subarea plan, email

cgreen@spokanecity.org or mail Chris Green, Planner, City of Spokane, 808 W Spokane Falls Blvd., Spokane, WA 99201.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture ID) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

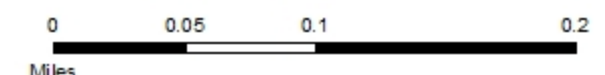
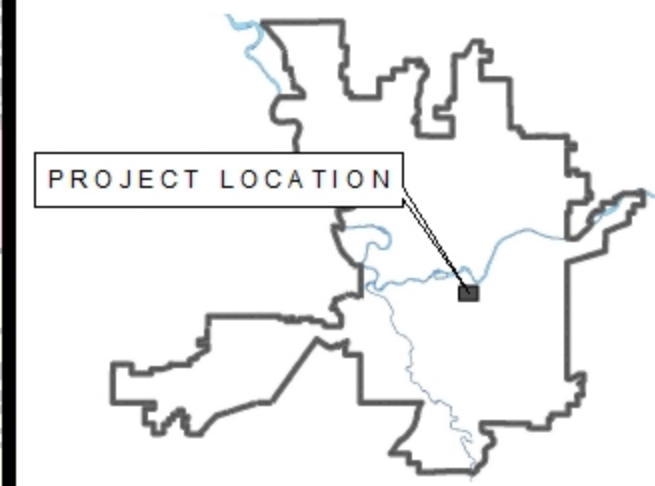


South University District Current Zoning

See reversed side for
proposed zone changes

Legend

- University District Gateway Bridge
- River
- South University District
- Parcel










THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

South University District Subarea Plan Proposed Zone Change

Draft Plan Proposes to:
Change Zoning of shaded area
from GC-150 (General Commercial)
to DTU (Downtown University)

Legend

- | | | | |
|--|------------------------------------|---|---------------------------|
|  | University District Gateway Bridge |  | River |
|  | Proposal |  | South University District |
|  | Addition 1 |  | Parcel |
|  | Addition 2 | | |

PROJECT LOCATION

0 0.05 0.1 0.2
Miles



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Neighborhood & Planning Services
Print date: 1/29/2020

