


Agenda Sheet for City Council Meeting of:

05/02/2022

Date Rec'd

4/18/2022

Clerk's File #

RES 2022-0039

Renews #**Submitting Dept**PLANNING & ECONOMIC
DEVELOPMENT**Cross Ref #****Contact Name/Phone**COLIN QUINN- 625-6804
HURST**Project #****Contact E-Mail**

CQUINNHURST@SPOKANECITY.ORG

Bid #**Agenda Item Type**

Resolutions

Requisition #**Agenda Item Name**

TRANSIT-ORIENTED DEVELOPMENT FRAMEWORK STUDY ACTION PLAN

Agenda Wording

A resolution adopting the Transit-Oriented Development (TOD) Framework Study Action Plan as a guide for planning accessibility improvements and regulatory changes to support equitable TOD along existing and future high-frequency transit corridors.

Summary (Background)

This study evaluated a portion of the Spokane Transit Authority's City Line Bus Rapid Transit project to develop a process for identifying infrastructure improvements and land use policy changes to support Transit-Oriented Development in the project area. The resulting Action Plan will guide future public processes to update City policies, infrastructure plans, and zoning around transit station areas in this study areas and on other high-frequency transit corridors.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact**Budget Account**

Neutral \$

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Select \$

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Select \$

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Select \$

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Approvals**Council Notifications****Dept Head**

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Study Session\Other

Study Session – February 18, 2021; TOD Framework Steering Committee – March 30, 2021; TOD Framework Steering Committee – June 22, 2021; TOD Framework Steering Committee – July 21, 2021; TOD Framework Steering Committee, September 28, 2021;

			Urban Experience – November 8, 2021; Urban Experience – March 14, 2022.
<u>Division Director</u>	MACDONALD, STEVEN	<u>Council Sponsor</u>	CM Cathcart/CM Bingle
<u>Finance</u>	ORLOB, KIMBERLY	<u>Distribution List</u>	
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<u>For the Mayor</u>	ORMSBY, MICHAEL	tblack@spokanecity.org	
<u>Additional Approvals</u>		cquinnhurst@spokanecity.org	
<u>Purchasing</u>		smacdonald@spokanecity.org	
		jchurchill@spokanecity.org	

**Adopted by Spokane City Council
on: 05/02/2022**

DocuSigned by:

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 City Clerk

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Planning Services
Contact Name & Phone	Colin Quinn-Hurst, 509-625-6804
Contact Email	cquinnhurst@spokanecity.org
Council Sponsor(s)	Councilmember Michael Cathcart
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Transit-Oriented Development Framework Study
Summary (Background)	<ul style="list-style-type: none"> • The impetus for this study is the City Line, the six-mile, corridor-based Bus Rapid Transit line running from Browne’s Addition, through Downtown and the University District to the Logan and Chief Garry Neighborhoods. • Over the 15 years of planning leading to the City Line, the potential to positively impact adjacent land use and redevelopment through Transit-Oriented Development, or TOD, played a central role in the project’s advancement. • In 2014, an economic impact study concluded that the City Line will improve transportation while making development sites along its alignment more valuable, encouraging greater intensity of development, “especially if such development is supported by public policy and investment” (Economic and Land Use Impacts of the Spokane Central City Line, 2014). • A subsequent Strategic Overlay study recommended new policies to encourage transit-supportive development and incentives to enhance walkability along the corridor. (City Line Strategic Overlay, 2016). • Planning Services staff, working with consultant Center-Based Planning + Urban Design, partner agencies including Spokane Transit Authority and the Spokane Regional Transportation Council, and project-area stakeholders, have developed an Action Plan and Regulatory Approach, executive summary attached, that identifies recommended infrastructure and accessibility improvements as well as land use policy and zoning changes, including a Transit Overlay Zone. • Next Steps: After finalizing the Action Plan and overall recommendations of the TOD Framework Study, City staff will use the Action Plan to inform future work, undertaking public processes to carry out recommended adjustments to City policies, infrastructure plans, and zoning adjustments around transit stations areas. This work will be informed both by the recommendations of this study as well as by subsequent in-depth public engagement involving surrounding residents and stakeholders to ensure that changes address current and future neighborhood needs, concerns and goals.
Proposed Council Action & Date:	Resolution, May 2022, Date TBD

Fiscal Impact:

Total Cost:

Approved in current year budget? Yes No N/AFunding Source One-time Recurring

Specify funding source: Planning Services, Consulting Funds

Expense Occurrence One-time Recurring

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impacts

What impacts would the proposal have on historically excluded communities?

- The proposals of the TOD Framework Study would improve access to transit for adjacent residents in historically underserved neighborhoods. Through multi-modal facilities and public right-of-way improvements, the proposals of this project would complete the adjacent sidewalk, bikeway and pathway networks, and provide arterial crossings and improvements along Mission Avenue. These gaps in walk and bike facilities previously created barriers separating residents from parks, amenities and services. The proposals of this study would help improve accessibility to the City Line toward serving all modes of travel for people of all ages and abilities, while shifting policy toward supporting a range of housing and commercial investments that would be more immediately accessible for nearby residents.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

- This study collected baseline data that identified existing demographics and land-use characteristics within the neighborhoods bordering along the eastern end of the City Line Bus-Rapid Transit route, identified gaps in accessible infrastructure, services and land uses, and sought direct feedback from neighborhood residents on resulting proposals through social mapping exercises, surveys and community meetings.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

- This project included three rounds of public engagement consisting of questionnaires, surveys, and online mapping activities, as well as public meetings. In addition, a Steering Committee made up of elected and non-elected neighborhood representatives and organizational representatives from within the adjacent neighborhoods provided regular feedback throughout the project. The feedback obtained through these efforts, as well as the results of anticipated traffic impacts on these neighborhoods, guided the selection of proposed solutions and policy recommendations.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The proposal is aligned with many City policies embedded within the City's Comprehensive Plan:

[Chapter 3, Land Use:](#)

- LU 2: Public Realm Enhancement
- LU 3: Efficient Land Use
- LU 4: Transportation
 - LU 4.6: Transit-Supported Development

[Chapter 4, Transportation:](#)

- TR 2: Transportation Supporting Land Use
- TR 5: Active Transportation
- TR 6: Commercial Center Access
- TR 7: Neighborhood Access
- TR 9: Promote Economic Opportunity

[Chapter 7, Economic Development:](#)

- ED 2: Land Available for Economic Activities
- ED 3: Strong, Diverse, and Sustainable Economy

This project is also aligned with previous studies and plans conducted by the Spokane Transit Authority and City of Spokane to assess the potential for high-performance transit and supportive land use and infrastructure investments. These studies include the Central City Line Strategic Overlay Plan (2016) and the Economic and Land Use Impacts of the Central City Line (2014) and supportive planning efforts conducted in the [Logan Neighborhood Subarea Plan](#) and the [Chief Garry Park Neighborhood Plan](#).

RESOLUTION NO. 2022-0039

A resolution adopting the City of Spokane Transit Oriented Development Framework Study as a guide for planning integrated transit-oriented development and multi-modal access by identifying recommendations for aligning policies, regulations, and investments in public infrastructure.

WHEREAS, the City of Spokane has adopted a Comprehensive Plan that complies with the requirements of the Washington State Growth Management Act, including a Land Use element meeting the requirements set forth in RCW 36.70A.070(1) and a Transportation element meeting the requirements set forth in RCW 36.70A.070(6); and

WHEREAS, the City of Spokane's Comprehensive Plan Land Use element contains Policy LU 4.6 – Transit-Supported Development that encourages transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops; and

WHEREAS, the Spokane Transit Authority is implementing the City Line, a six-mile corridor-based Bus Rapid Transit system running from Browne's Addition through Downtown, the University District, the Logan Neighborhood, and the Chief Garry Park Neighborhood to Spokane Community College; and

WHEREAS, the Spokane Transit Authority Board of Directors and Spokane City Council adopted a Locally Preferred Alternative for the City Line in July of 2011; and

WHEREAS, the Spokane Transit Authority Board of Directors adopted an updated Locally Preferred Alternative for the City Line in July of 2014, and the Spokane City Council concurred with the Locally Preferred Alternative in August of 2014; and

WHEREAS, in 2015, the Spokane Transit Authority Board of Directors and the Spokane City Council approved Joint Resolution No 736-15 and 2015-0104 respectively, establishing a collaborative process to implement the City Line and creating a Steering Committee; and

WHEREAS, Center-Based Planning & Urban Design, a consulting firm specializing in transit-supportive land use, mobility planning, and transit-oriented development strategies, carried out a Transit-Oriented Development Framework Study for the City of Spokane that analyzes existing opportunities and challenges around a selected segment of the City Line route, and recommends policies, strategies, regulations, and investments to create transit-supportive development in City Line station areas; and

WHEREAS, the Transit Oriented Development Framework Study identifies the importance of Equitable Transit-Oriented Development that ensures people experience the benefits of transit, regardless of income, race, ethnicity, age, gender, or ability.

WHEREAS, the Transit Oriented Development Framework Study will be utilized to leverage future funding for land use and transportation plans and developments adjacent to Bus Rapid Transit systems and high-performance transit lines; and

WHEREAS, the Transit Oriented Development Framework Study will guide future zoning code and land use adjacent to Bus Rapid Transit systems and high-performance transit lines by providing a model for compact development with multi-modal access; and

WHEREAS, The Transit Oriented Development Framework Study included a wide range of public engagement including two public meetings, one meeting each with the Logan Neighborhood Council and Chief Garry Park Neighborhood Council, four steering committee meetings with community organizations and institutions, four technical committee meetings with City departments and partner agencies, five plan commission workshops, and three Council or Council Committee presentations; and

WHEREAS, the public meetings were held June 16, 2021 and September 15, 2021; and

WHEREAS, the Logan Neighborhood Council and Chief Garry Park Neighborhood Council meetings were held May 11, 2021 and May 19, 2021 respectively; and

WHEREAS, the Steering Committee meetings were held March 30, 2021; June 22, 2021; July 22, 2021; and November 3, 2021; and

WHEREAS, the Technical Advisory Committee meetings were held March 23, 2021; June 22, 2021; July 21, 2021; and September 28, 2021; and

WHEREAS, the Spokane City Plan Commission workshops were held February 10, 2021; June 23, 2021; October 13, 2021; February 9, 2022; and March 23, 2022; and

WHEREAS, a study session presentation was delivered to Spokane City Council on February 18, 2021 and a presentation to the Urban Experience Committee was delivered on November 8, 2021 and March 14, 2022; and

WHEREAS, the Transit Oriented Development Framework Study includes an Action Plan for implementing a public process for a Mission Avenue Land Use and Transportation Study, a Transit Oriented Development Subarea Plan, and a Transit Oriented Development Overlay Zone; and

WHEREAS, the proposed Action Plan items, if furthered, will be subject to a separate planning process that includes additional engagement with the community; 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 adopts the Transit Oriented Development Framework Study as shown in Attachment A, guiding document for future actions and further consideration of recommendations to increase the City's Equitable Transit Oriented Development capacity.


Passed by the City Council this 2nd day of May, 2022.

DocuSigned by:

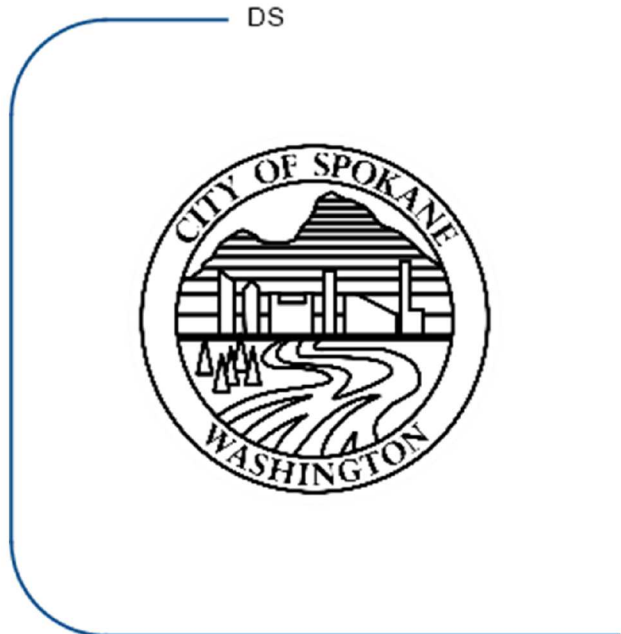
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City Clerk

Approved as to form:

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Assistant City Attorney



Certificate Of Completion

Envelope Id: 65D4A81D6DB0417FA8C1954E1D939627	Status: Completed
Subject: Please DocuSign: RES 2022-0039 / TOD Framework Study Guide Planning / Resolution	
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 Assistant City Attorney
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	5/4/2022 10:00:13 AM
Signing Complete	Security Checked	5/4/2022 10:00:28 AM
Completed	Security Checked	5/4/2022 10:00:28 AM
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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
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Screen Resolution:	800 x 600 minimum
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