



Comprehensive Plan or Land Use Code Amendment Application

Land Use Designation Change

1. General Questions (for all proposals):

a. Describe the nature of the proposed amendment and explain why the change is necessary.

- i. We are seeking a change in the land use designation for parcel 35182.0034 from "Residential 10-20" to "Institutional".
- ii. The western half of parcel 35182.3007 has a land use designation of "Institutional" and the eastern half is designated "Residential 10-20". We are seeking to change the eastern half of the parcel to "Institutional" so that the entire parcel is designated as an "Institutional" land use.

b. How will the proposed change provide a substantial benefit to the public?

- i. As the sole provider of public transportation to the Spokane area, these changes would ensure operations remain effective with locational efficiencies provided by deploying resources from a central facility within the Central City area of Spokane.

c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

- i. This proposal is supporting growth management land use goals because it would allow the region's public transportation agency to respond to future needs by constructing appropriate facilities within its existing campus, currently located in the urban core, rather than on the urban fringe. More specifically, the proposal supports and/or advances the following goals:
 1. LU 3 Efficient Land Use-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.
 - a. LU 3.1 Coordinated and Efficient Land Use-Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax regulatory incentives, and focused growth in areas where adequate services and facilities exist or can be economically extended.

2. LU 4 Transportation-Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.
3. TR 2 Transportation Options-Provide a variety of transportation options, including walking, bicycling, taking the bus, car pooling, and driving private automobiles, to ensure that all citizens have viable travel options and reduce dependency on automobiles.
 - a. TR 2.18 Viable Transit-Provide transit services and facilities, including bicycle facilities, that make transit a viable transportation option for all segments of the community; the City of Spokane will work with Spokane Transit Authority to accomplish this.
- 4.

- d. **Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.**
 - i. Yes.
- e. **Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.**
 - i. Yes.
- f. **Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?**
 - i. No.
- g. **Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.**
 - i. No.

- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.**

- i. N/A**

2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining**
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.**

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.**

- b. What is the current land use designation?**

- i. Parcel 35182.3007**

- 1. Land Use: Institutional, Residential 10-20**

- ii. Parcel 35183.0034**

- 1. Land Use: General Commercial, Residential 10-20**

- c. What is the requested land use designation?**

- i. Parcel 35182.3007**

- 1. Land Use: Institutional**

- ii. Parcel 35183.0034**

- 1. Land Use: Institutional**

- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)**

- i. Parcel 35182.3007**

- 1. This parcel has a split land use designation of "Institutional" and "Residential 10-20". A Spokane Transit office/maintenance facility is located on the portion of the property designated "Institutional". Parking for customers, employees and some STA vehicles is located in both "Institutional" and "Residential 10-20" designated areas. The remainder of the land is vacant and located entirely within a "Residential 10-20" designation. To the east of this parcel land is designated Residential 10-20 and contains multi-family and single-family housing. To the north and across Sharp Avenue, property is designated Office and it contains an office building. The property to the west and across Adams Street is designated Light Industrial and contains a parking lot and multi-family dwelling units. The property to the south of this parcel and across Boone Avenue, is designated Institutional and is**

contains an office/maintenance facility for transit that is connected by a pedestrian skywalk to the subject parcel.

ii. Parcel 35183.0034

1. This parcel has a split land use designation of General Commercial and Residential 10-20. Currently this parcel is vacant. To the north of the parcel is a commercial building and a parking lot. To the south is a Spokane Transit office/maintenance facility.