

South Logan TOD Project

*University District Board Update
June 7, 2023*



6/7/2023

South Logan TOD Project - UDDA Board Meeting



South Logan Transit-Oriented Development (TOD) Project

Planning for **mixed-use, walkable places** along the STA City Line bus rapid transit route in the South Logan area of the Logan Neighborhood.

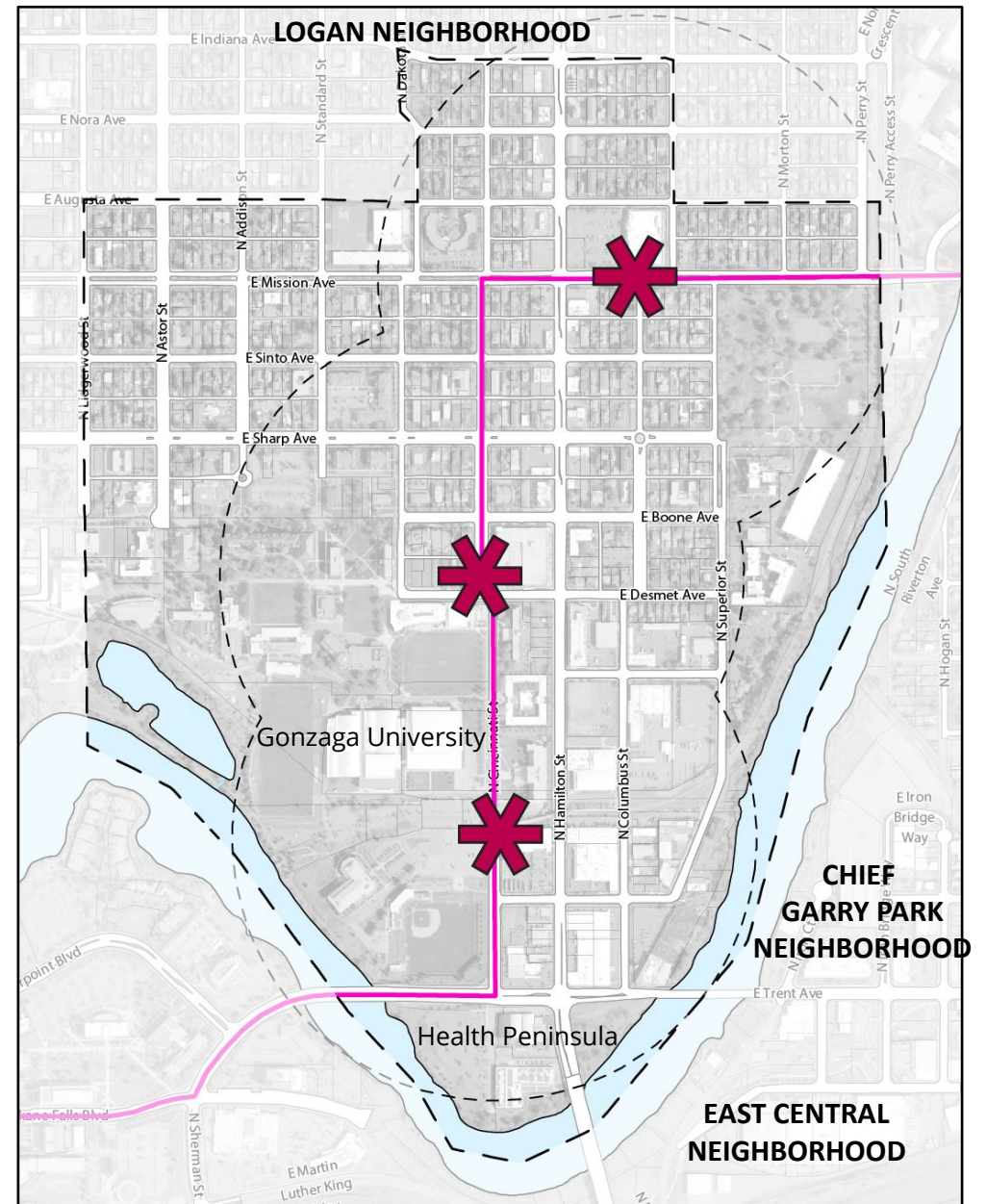


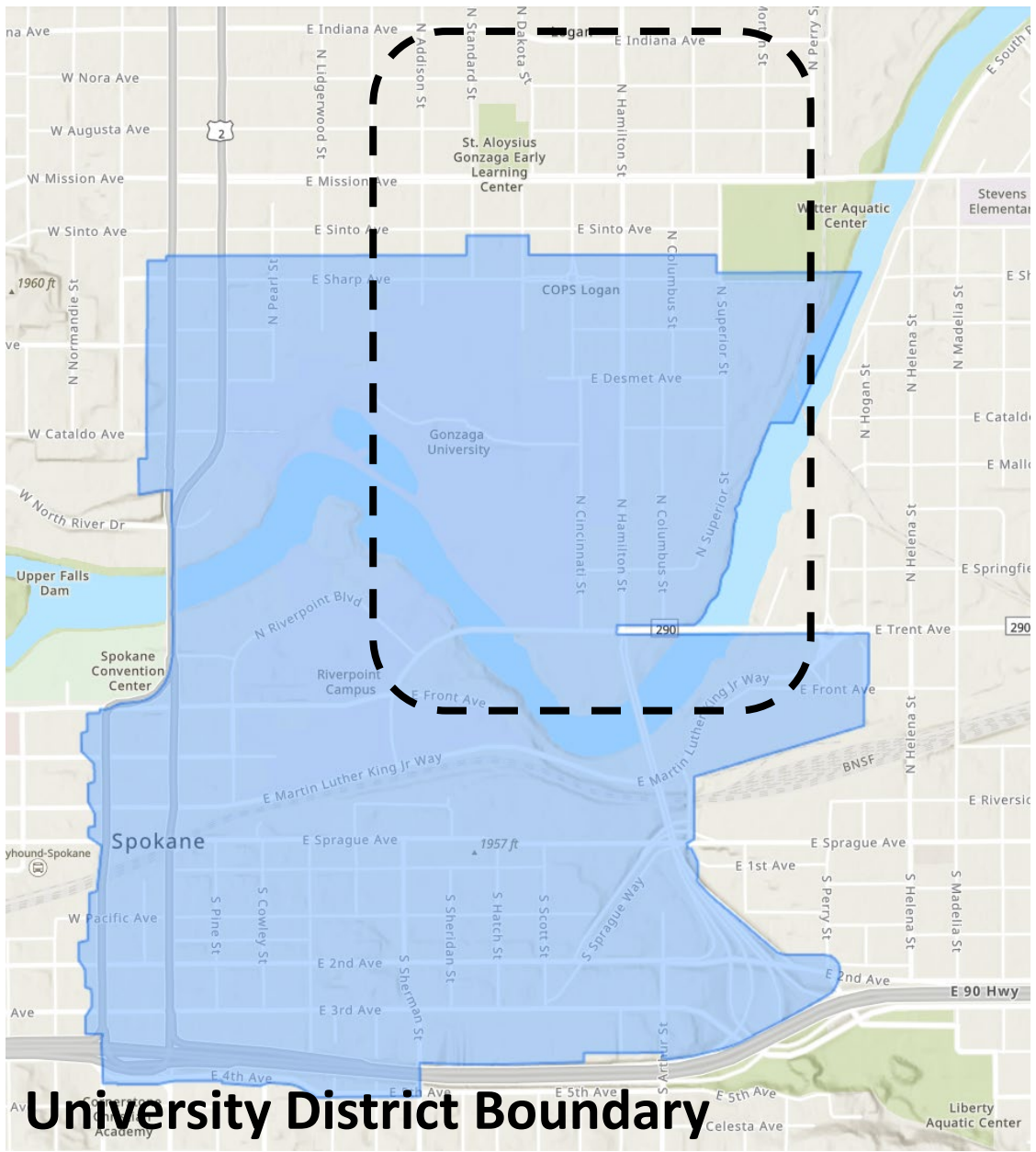
South Logan TOD Project Objectives:

Review zoning and standards

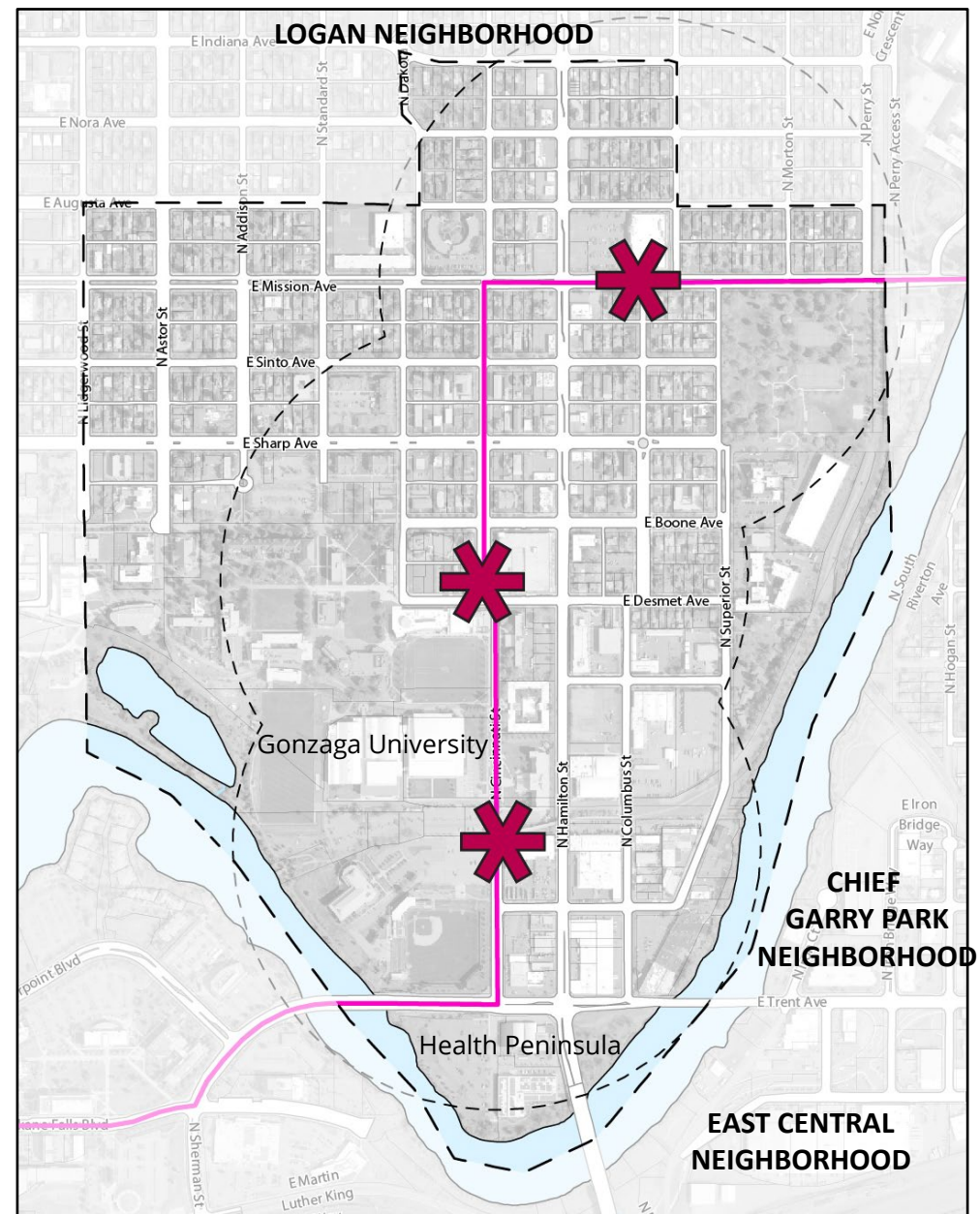
Study environmental impacts early in the process

Create a plan and policies based on community vision





University District Boundary





Visit the City's [TOD Framework Study](#) for more.

Transit-Oriented Development (TOD) Guiding Principles

- Station Environment
- Destinations & Station Access
- Mixed Use, Higher Density, Pedestrian-Oriented, Multi-modal
- Transit-Supportive Policies
- Housing affordability, anti-displacement



St. Aloysius Catholic Church

Mixed housing

Retail

Grocery

Avista

Mission Ave

Sharp Ave

Desmet Ave

Low density residential

Mission Park

Gonzaga University

Student housing

Apartments

Cataldo Ave

Joya Child & Family Development

Centennial Trail

Manufacturing uses

Springfield Ave

Iron Bridge

Retail/Wholesale

Food/Services

UW School of Medicine/
GU Health Partnership
SIERR Building

Hamilton St

Trent Ave



Community Outreach

Community Survey

Community Planning Studio

Stakeholder Interviews

Online StoryMap

Plan Commission Updates

City Council Updates

Community Updates

Community Tabling

Gonzaga Forum

Blog Posts

Social Media

Email Newsletter



Early engagement summary is available on the project webpage: my.spokanecity.org/southlogantod

SOUTH LOGAN TOD PROJECT TIMELINE

Updated April 2023



Existing Conditions Report & Market Research
Housing & Anti-Displacement Memo
Preliminary Alternatives Memo

Materials online:
[my.spokanecity.org/
southlogantod](https://my.spokanecity.org/southlogantod)

Project Outcomes

Subarea Plan

- A Subarea Plan provides the **framework, goals, and policies** for coordinated growth in this area

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Planned Action EIS

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- Three action alternatives currently under review in Draft EIS (DEIS) covering a **range of development scenarios**

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- Three action alternatives currently under review in Draft EIS (DEIS) covering a **range of development scenarios**

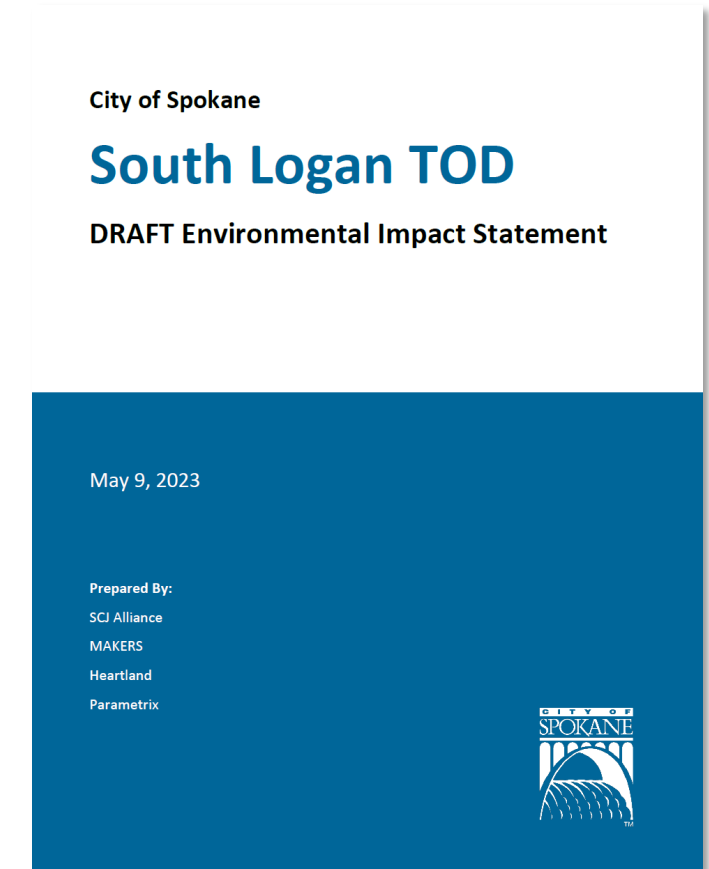
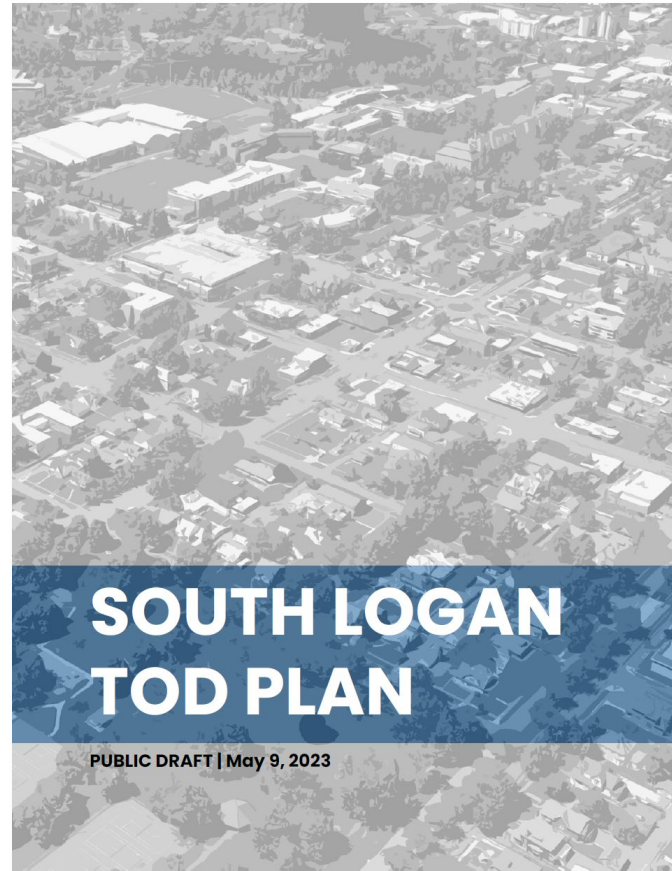
Planned Action Ordinance

- The Planned Action Ordinance outlines the criteria for a project to qualify as a planned action
- Projects that qualify as a planned action may use a **streamlined permitting process**

Draft South Logan TOD Plan & Draft Environmental Impact Statement (DEIS)

Published for public
review and comment on
May 9 – June 8, 2023

Draft materials online:
[my.spokanecity.org/
southlogantod](https://my.spokanecity.org/southlogantod)



South Logan TOD Project Page

my.spokanecity.org/southlogantod

Full presentation:



South Logan TOD Project



Overview

The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit route through this area presents an opportunity to create a focused community vision and policies that encourage mixed-use, walkable places close to transit. The project will focus around three City Line stations: McCarthy Athletic Center Station, Desmet Station, and Columbus Station. The outcome will be a plan and policies, based on community vision, that provide a coordinated framework and development approach for the South Logan area. The 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, and jobs.



Project Updates

Be the first to get project updates.

Join the List

View Previous Updates

Contact Information

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509.625.6185

Related Links

Blogs














- [Help Shape the Future of the South Logan Area - 05/09/2023](#)
- [SEPA Register: Draft South Logan TOD Plan and the Draft Planned Action Environmental Impact Statement \(DEIS\) - 05/17/2023](#)
- [Development of Alternatives for the South Logan TOD Project - 03/10/2023](#)
- [Addressing Displacement in South Logan - 01/04/2023](#)
- [Community Weighs in on South Logan TOD vision - 11/03/2022](#)
- [City Launches South Logan TOD StoryMap - 10/18/2022](#)
- [Reimagining South Logan with Transit Oriented Design - 07/26/2022](#)

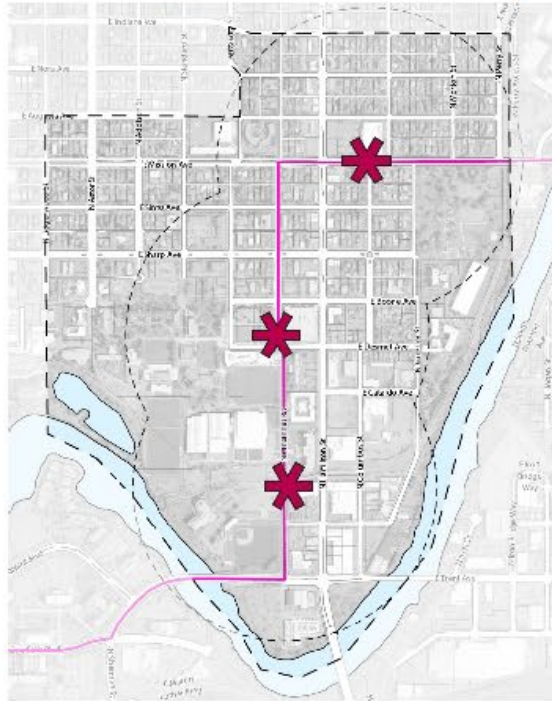
An aerial photograph of a city, showing various buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue band across the middle. The text "Draft Subarea Plan Overview" is written in white, bold, sans-serif font within this band.

Draft Subarea Plan Overview

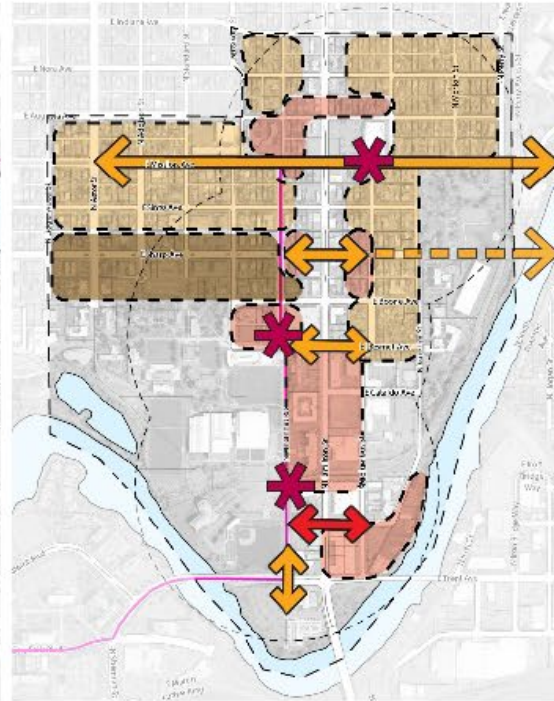
Review of Draft Alternatives

Change Area Maps

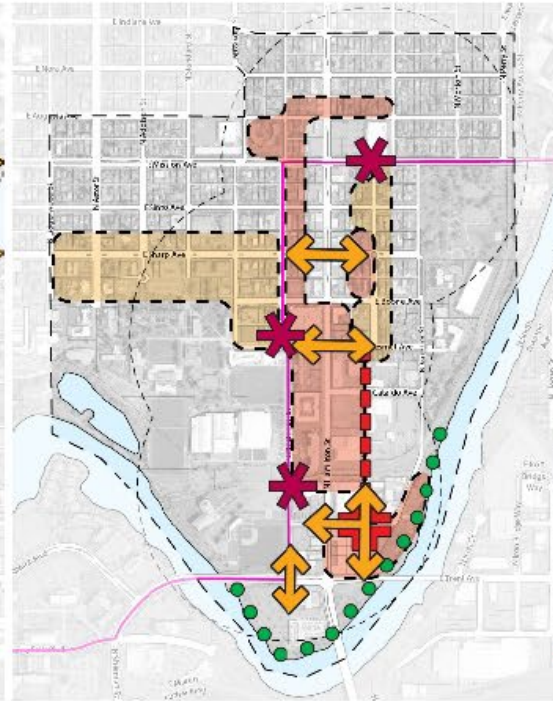
-  Mixed-Use - 150'
-  Mixed-Use - 75'
-  Mixed-Use - 45'
-  Residential High - 55'
-  Residential High - 70'
-  Residential Med - 40'
-  Residential Low - 30'/40'
-  Mixed-use intensification
-  Residential moderate intensification
-  Residential light intensification
-  City Line station focus
-  Main street
-  Green street



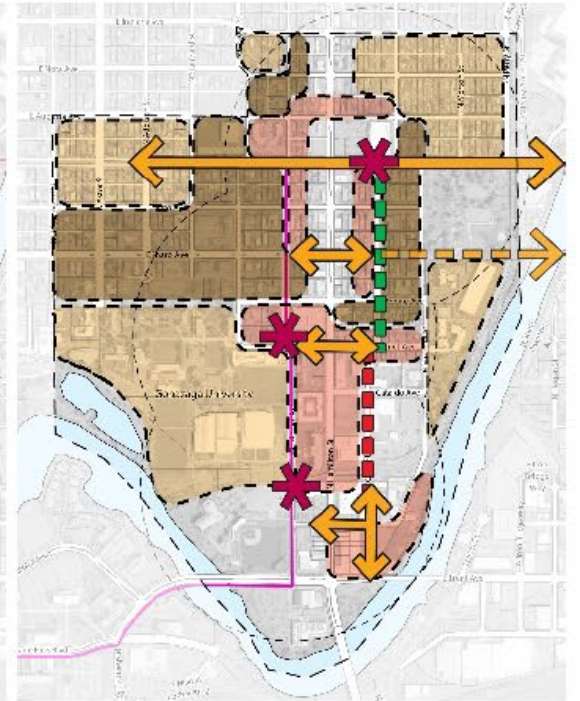
Alt 1: No Action



Alt 2: Hamilton Crossing



Alt 3: Southeast Riverfront

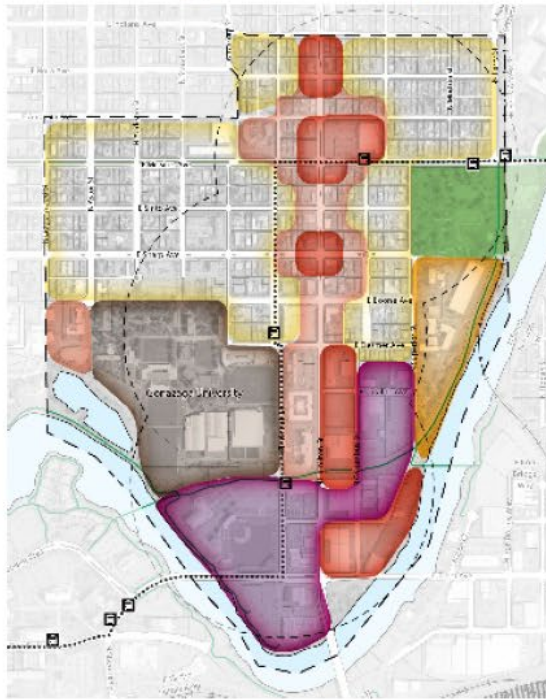


Alt 4: TOD Emphasis

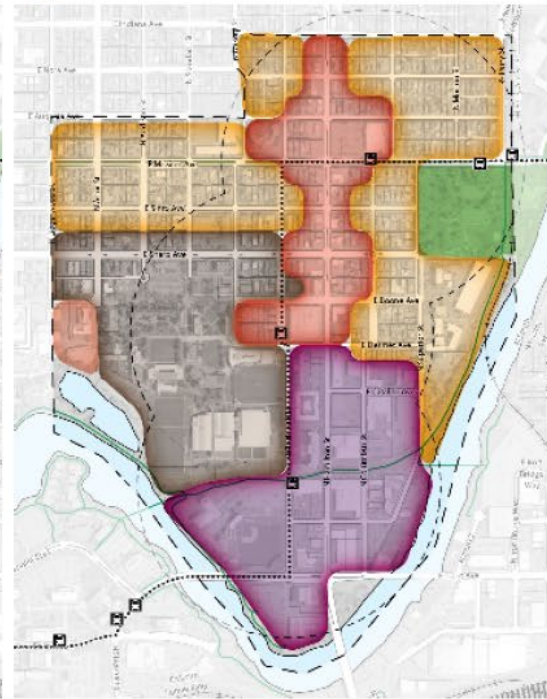
Review of Draft Alternatives

Zoning Concept Maps

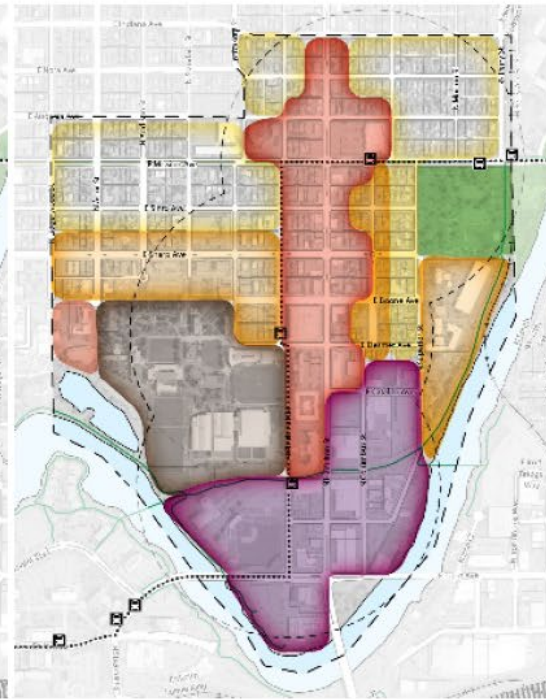
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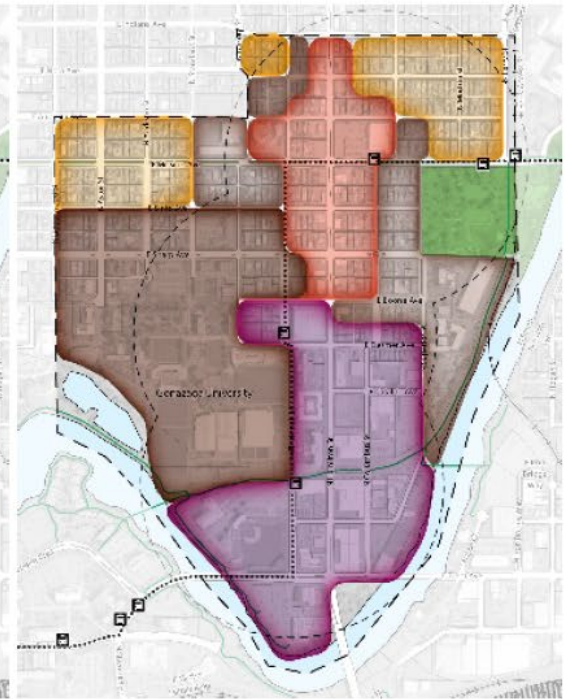
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Alt 4: TOD Emphasis

Alternative 1: No Action

Alternative 2: Hamilton Crossing

Neighborhood connections and livability

Enhance multi-modal crossing of Hamilton

Enhance ped/bicycle connection across river

Moderate strategic residential upzoning

Alternative 3: Southeast Riverfront

Transforming SE Riverfront Area for an amenity rich mixed-use center

Maximize riverfront connections

Pedestrian focal point at Columbus St with "Springfield Main Street"

Public/private "gap" partnerships

Focused minor residential upzones

Alternative 4: TOD Emphasis

Leverage full TOD opportunities

Upzoning around BRT stations

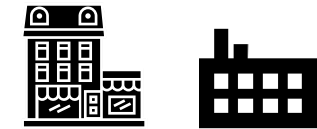
Expand mixed use zoning east and west

Columbus St. improvements and greenway

Increased residential upzoning Boone to Mission

Plan Values

- Enhance connectivity, accessibility & mobility in South Logan & to Spokane river
- Support universities & health sciences sectors, innovation & sustainability
- Support job access, diverse industries & employment
- Expand housing options & affordability for residents of all incomes & ages
- Minimize residential & local business displacement
- Build on South Logan's diverse urban context & history with integrity

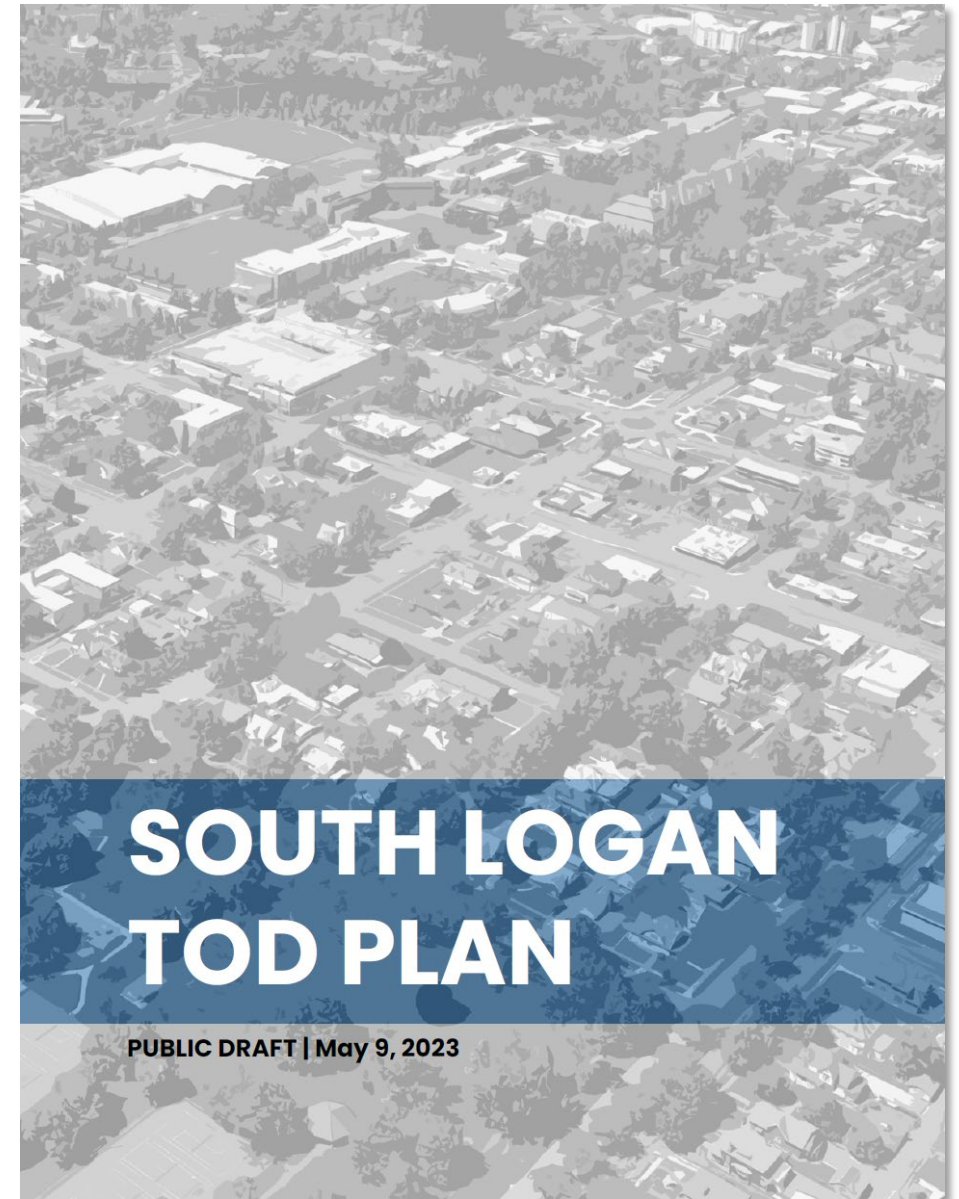


Drawn from Comp Plan, TOD Framework Plan Policies, and preliminary engagement findings from this effort

Draft Goals & Policies

Land Use Goals

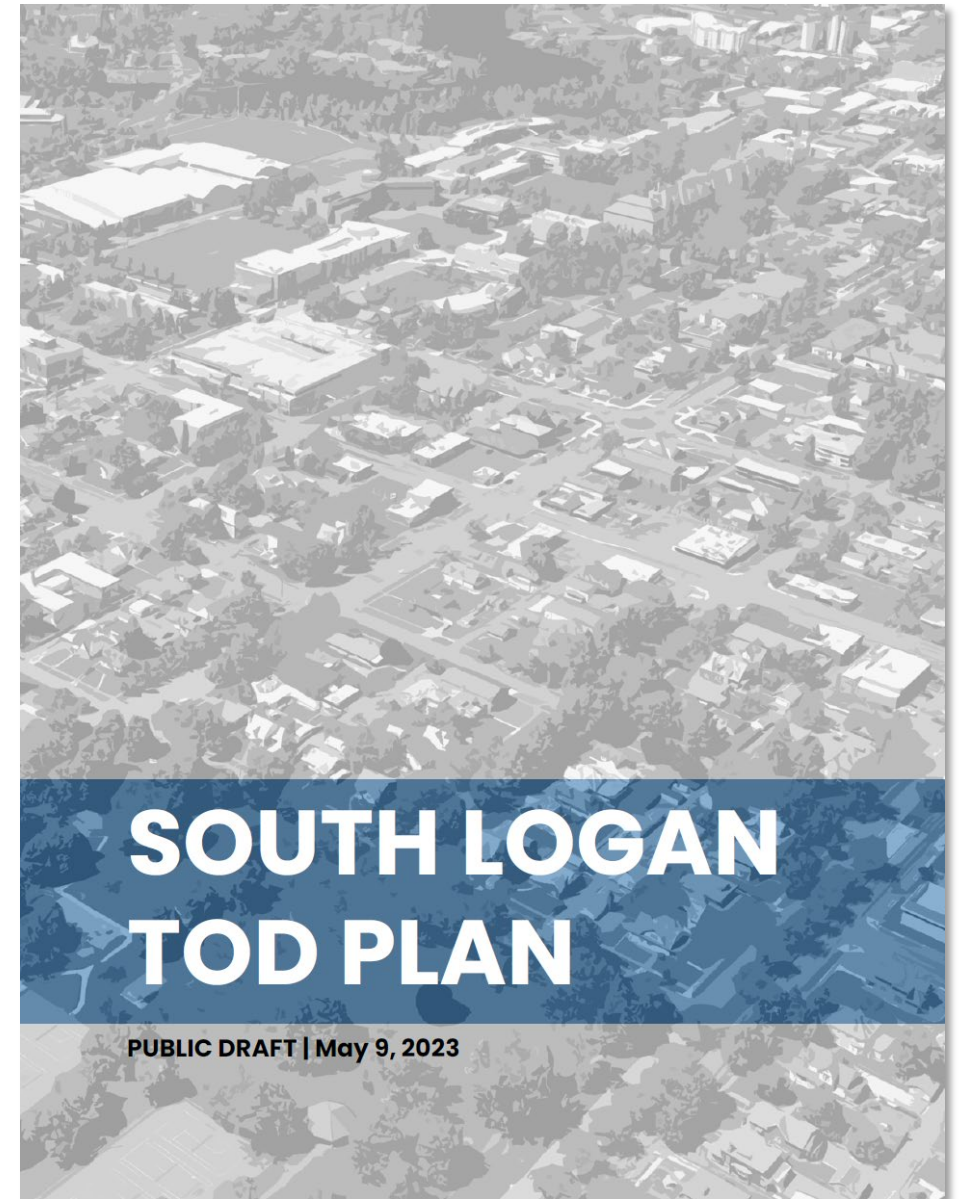
- **LU-1 Equitable Transit-Oriented Development**
- **LU-2 Housing Capacity and Variety**
- **LU-3 Private Investment**
- **LU-4 Transform the Southeast Riverfront Area**
- **LU-5 Support Higher Education Institutions**
- **LU-6 Retail & Services**
- **LU-7 Recreational Uses & Amenities**
- **LU-8 Shorelines**



Draft Goals & Policies

Community Design Goals

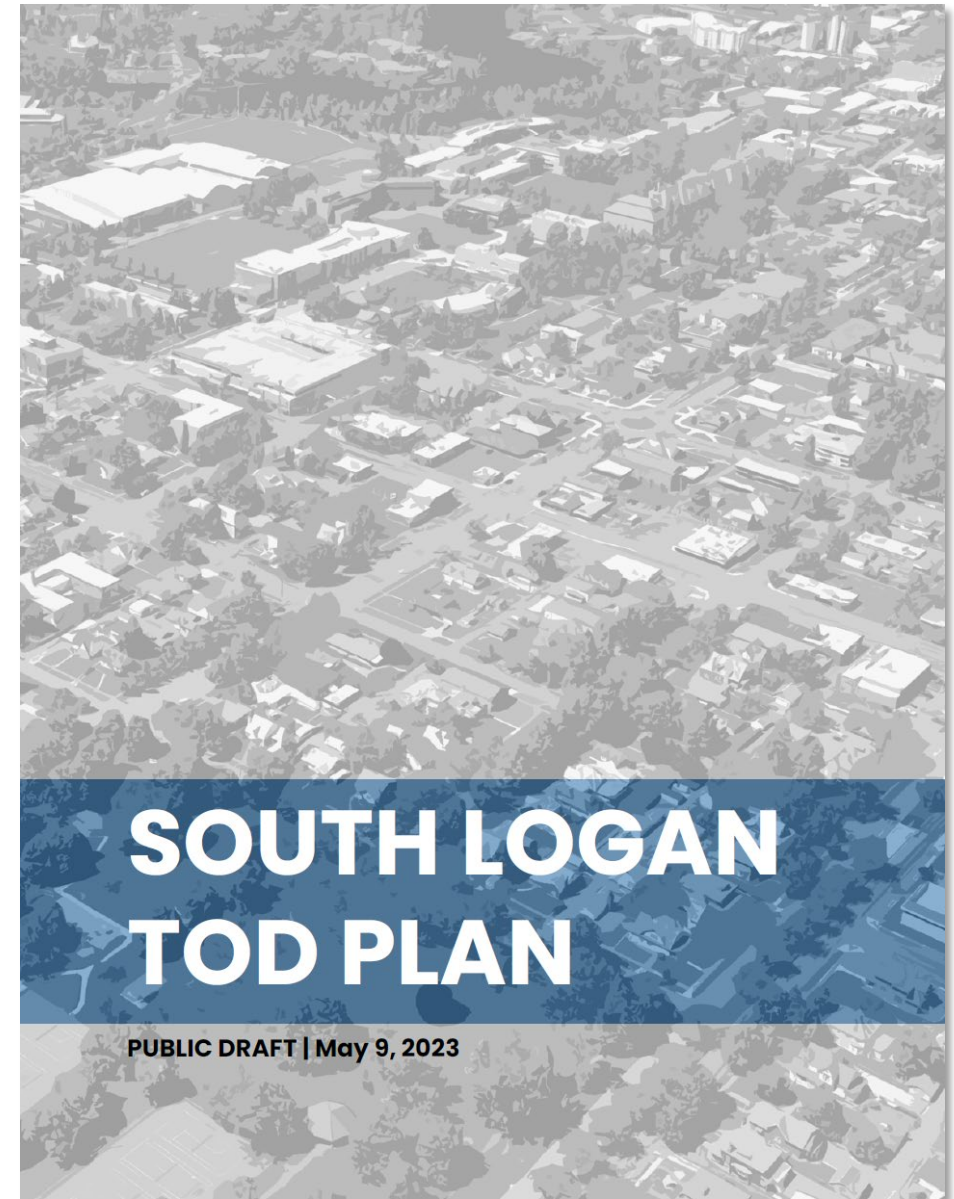
- **CD-1 Sense of Place**
- **CD-2 Human scale**
- **CD-3 Friendlier Streets**
- **CD-4 Community Space**



Draft Goals & Policies

Connectivity Goals

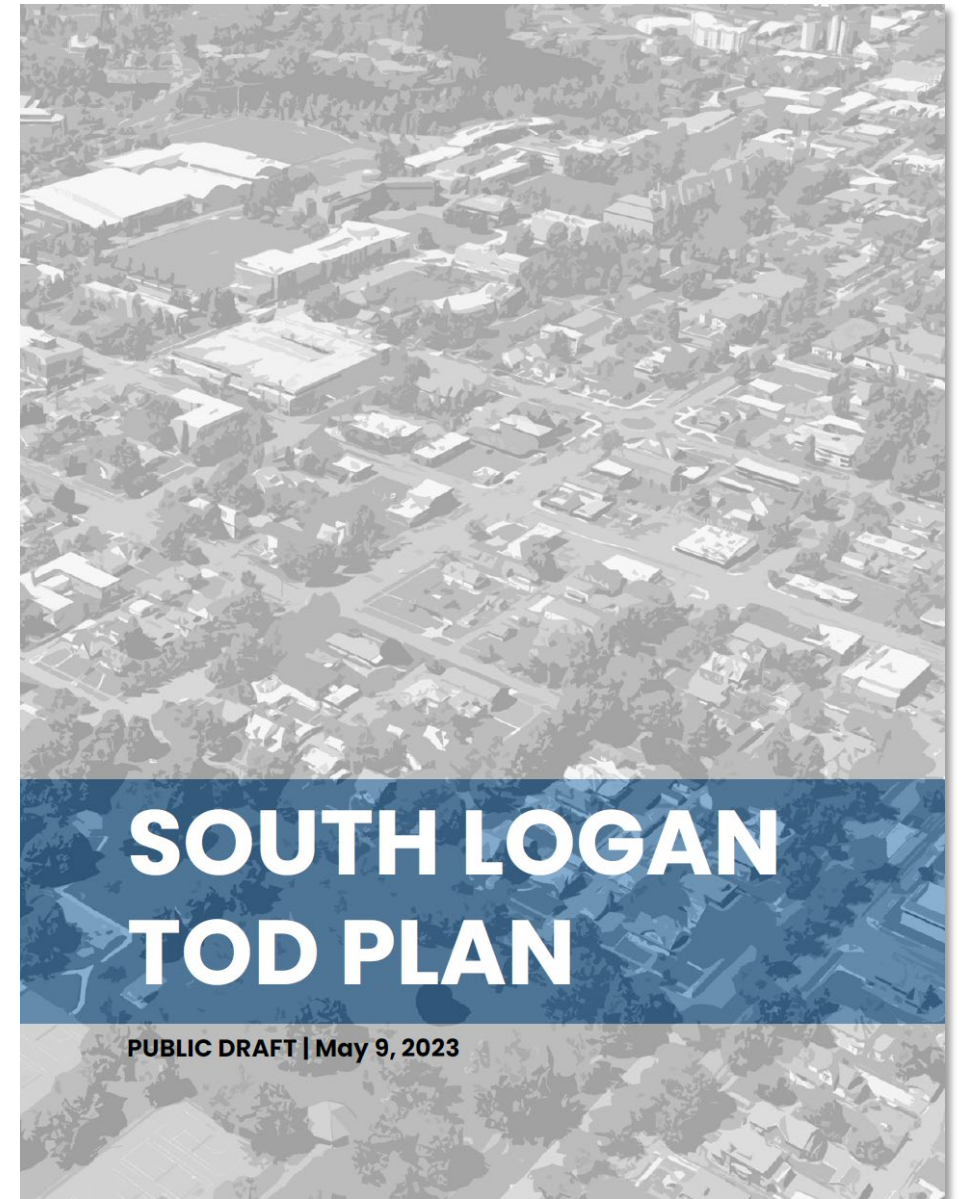
- **CT-1 Transit Connections**
- **CT-2 Improved Circulation along N Hamilton St**
- **CT-3 Connectivity for People Walking, Biking, or Rolling**
- **CT-4 Accessibility of Existing Facilities**



Draft Goals & Policies

Sustainability Goals

- **SUS-1 Shoreline Protection**
- **SUS-2 Environmental Innovation**
- **SUS-3 Decarbonization**



Draft Environmental Impact Statement

- The Draft EIS includes the range of “**alternatives**” to model results and impacts of different future scenarios.
 - Existing Conditions
 - Potential Impacts
 - Mitigation Strategies

City of Spokane

South Logan TOD

DRAFT Environmental Impact Statement

May 9, 2023

Prepared By:

SCJ Alliance

MAKERS

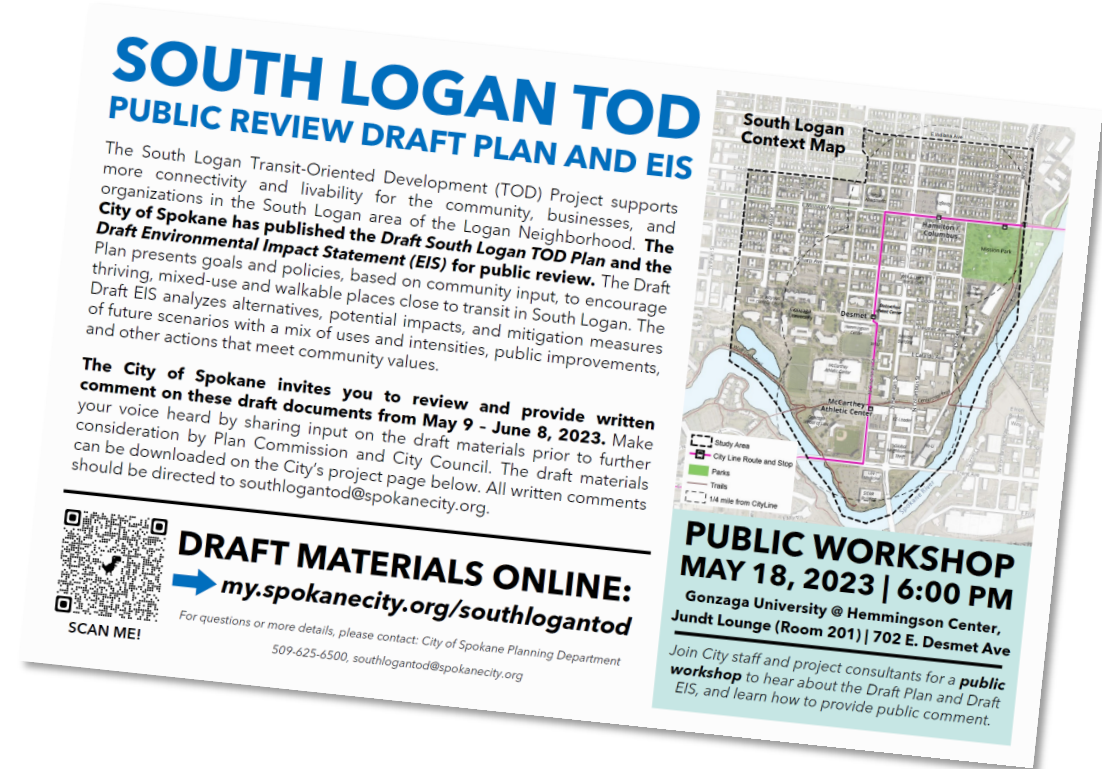
Heartland

Parametrix



Draft Plan and DEIS Public Comment

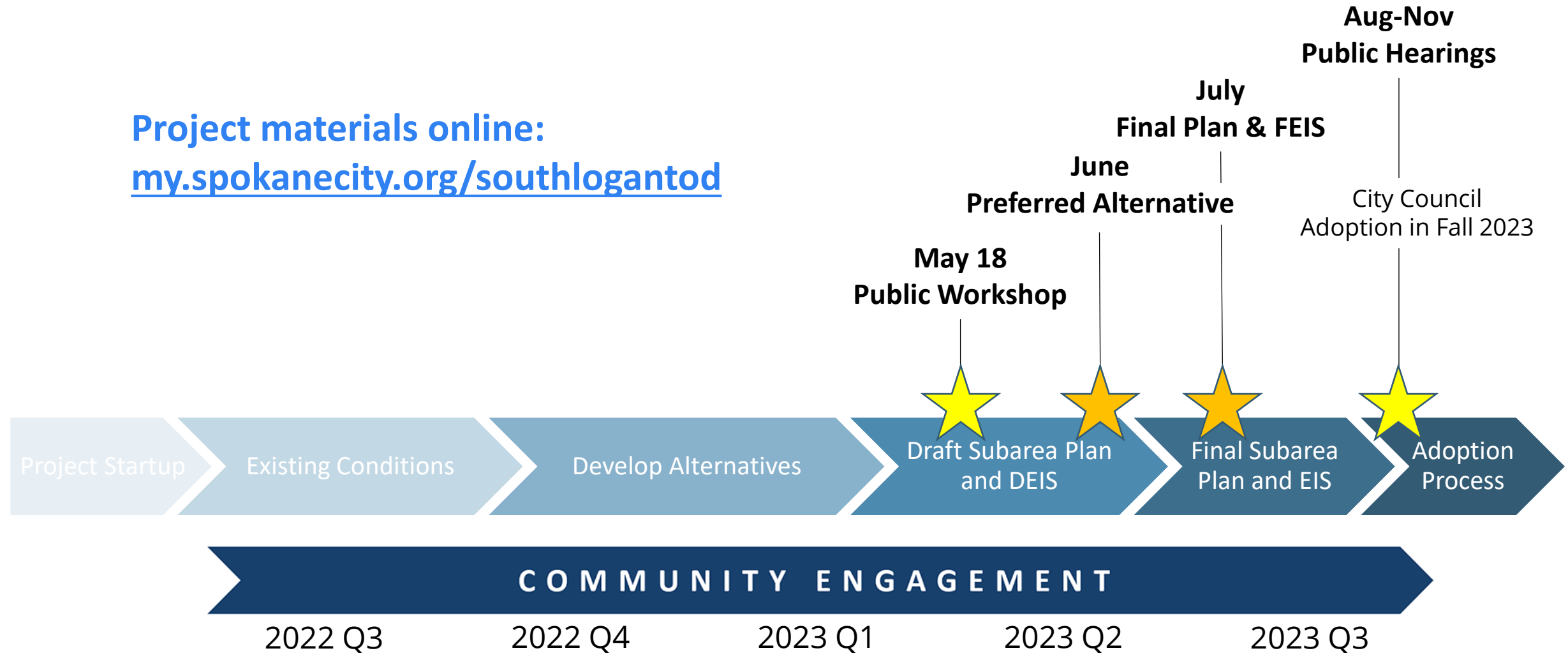
- Public Comment Period
 - Available to download on the City website
 - 30 Day Public Comment Period
 - **May 9 – June 8, 2023**
 - Written Comments to southlogantod@spokanecity.org
- Hosted a Public Workshop on May 18
 - **Overview presentation and slides available online**



Draft materials online: my.spokanecity.org/southlogantod

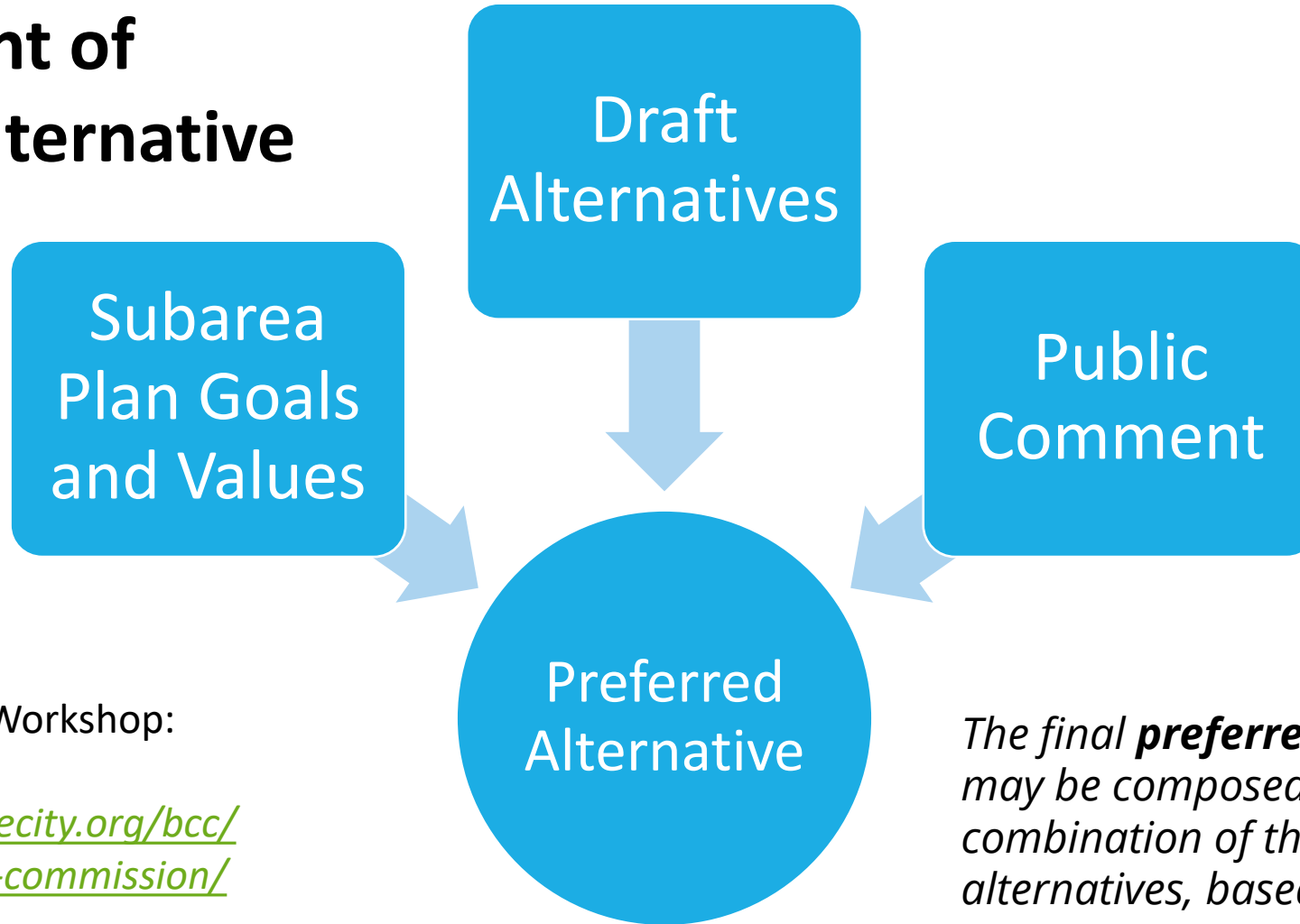
Project Timeline

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Next Step:

Development of Preferred Alternative



Plan Commission Workshop:
June 14, 2:00 pm

<https://my.spokanecity.org/bcc/commissions/plan-commission/>

*The final **preferred alternative** may be composed of some combination of the three different alternatives, based on feedback.*

An aerial photograph of a city, likely Spokane, showing a mix of residential and commercial buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue band across the middle, which serves as a background for the text.

Thank you

Maren Murphy, AICP
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