



VALLEY 2046

Planning Our Future Together

Engagement Summary

City of Spokane Valley 2046 Comprehensive
Plan Update

November 25th, 2025

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Stakeholder Interview Summary

Introduction

As part of the outreach strategy to support policy recommendations for the City of Spokane Valley's Comprehensive Plan, interviews were conducted with various stakeholders to gather diverse perspectives, opinions, and suggestions from those familiar with and involved in the city. Interviewees were asked to provide input on chapters covered in the Comprehensive Plan, considering how growth over the next 20 years will affect the city. Topics included housing, zoning, transportation, economic growth, and parks and recreation. Insights from stakeholders are summarized in this report and will help guide focus areas as the update to the Comprehensive Plan progresses. Additional outreach will be carried out with the interview participants and the broader community to ensure the plan aligns with community expectations and promotes responsible, collaborative growth.

Interviewees

Table 1: Spokane Valley Stakeholder Interviewees

Organization
Family Promise of Spokane
Arger Real Estate
Partners Inland Northwest
Spokane Indians Baseball
Valleyfest
Inland Empire Distribution Systems
Habitat for Humanity
Avalon24 Real Estate



Housing

Key Takeaways

- ◆ Spokane Valley is experiencing steady regional growth, increasing demand for housing of all types. New residential development continues, though affordability and availability remain key community priorities.
- ◆ Residents have access to local social services, and there is interest in expanding housing options to better support individuals and families with lower incomes or experiencing homelessness.
- ◆ Many residents want to preserve Spokane Valley's "rural character" while allowing thoughtful infill development, such as ADUs and middle housing, to provide more affordable options for renters and homeowners.
- ◆ Participants noted that refining zoning standards could make infill development more feasible while maintaining neighborhood character.
- ◆ Interviewees emphasized the need for diverse housing types to support seniors, workers, and others most affected by rising housing costs. Higher-density housing can be balanced with parks, commercial uses, and transit.
- ◆ Mixed-use development is viewed as an opportunity to bring housing and services closer together. While much of the CMU zone is near Sprague Avenue, residents suggested exploring other areas, such as near parks or the river, for pedestrian-friendly housing.
- ◆ Participants suggested that simplifying codes and streamlining permitting could help encourage new development.
- ◆ Spokane Valley has strong potential for infill and redevelopment, and refining local regulations can make these projects more feasible and attractive to developers.
- ◆ Streamlining permitting and simplifying review processes can help increase predictability and reduce delays, supporting timely housing construction.
- ◆ Updating standards for lot size, density, and parking can expand housing opportunities and encourage more affordable and diverse housing options.
- ◆ Improving coordination for utility connections and easements can help support smaller-scale housing types such as ADUs and cottage homes.
- ◆ Encouraging mixed-use and higher-density development near parks, services, and transit can enhance neighborhood livability and access to amenities.
- ◆ Tools such as land banking, multifamily tax exemptions (MFTE), and housing trust funds can promote affordable housing in well-connected areas.
- ◆ Planning for senior housing and multigenerational homes in walkable neighborhoods can help residents remain in the community as their needs change.
- ◆ As Spokane Valley continues to grow, identifying new areas for development near existing infrastructure will help maintain efficient use of urban services and



support long-term housing goals.

Parks and Open Space

One of the city's best features is the Spokane River, its park systems, specifically Planter's Ferry, Appleway Trail, and Balfour Park, and the nearby nature and open spaces. Many interviewees praised the park system and emphasized the importance of continuing to expand parks and open spaces, especially near high-density housing to the north and south of I-90. Some noted that residents would benefit from improved access to these amenities through additional sidewalks, bike paths, or nearby neighborhood parks.

The Spokane River was described as a valuable community asset with great potential for expanded recreation and gathering opportunities. Participants also felt that the riverfront could be an excellent area for higher-density housing, allowing more people to enjoy this natural feature. Balfour Park, as mentioned before, was also highly praised. An interviewee said it shows the value of integrating parks with libraries, transit, and retail. They also found that these parks and trails are strong drivers of economic development for the city, particularly for events, food trucks, and small business activity.

Key Takeaways

- ◆ Spokane Valley has strong potential to expand and enhance its park system, particularly in higher-density neighborhoods north of I-90, southeast areas, and developing communities such as Barker/Saltse.
- ◆ Investing in new parks, pocket parks, and neighborhood-focused recreational spaces can improve access for all residents and provide amenities close to where people live.
- ◆ Enhancing trail connectivity, including Appleway and Centennial trails, supports biking, walking, and recreational use, linking neighborhoods to parks, natural areas, and the Spokane River.
- ◆ Expanding access to the Spokane River and other natural resources offers additional opportunities for recreation, community gathering, and enjoyment of the city's natural beauty.
- ◆ Park spaces can serve as hubs for community events and economic development activities, including music nights, food trucks, and local festivals that strengthen neighborhood engagement and support small businesses.
- ◆ Inclusive park design ensures that facilities are welcoming and accessible to people of all ages and abilities, promoting equitable use across the community.
- ◆ Long-term sustainability can be supported through thoughtful operations and management, including long-range planning, maintenance strategies, and



environmental stewardship to protect and enhance Spokane Valley's natural and recreational assets.

Economic Development

Interviewees remarked that the city has many opportunities for economic development. With existing commercial businesses and industrial uses contributing significantly to the city's tax base, some interviewees suggested that city-specific branding could further enhance a sense of place within the valley's built environment. For instance, the area near the Spokane Indian's stadium has strong potential for multimodal use for pedestrians and cyclists, and future infrastructure improvements could make the area even more inviting for businesses and visitors.

Parks and trail systems were highlighted as key assets for economic development, bringing people to the area and creating an amenity-rich environment, particularly along the Appleway Trail for families and visitors. The farmers market, event/senior center, and newly opened Scale House were cited as important community resources. Numerous Hispanic- and Asian-owned businesses contribute to the city's entrepreneurial spirit and can be promoted as unique assets that enrich the cultural fabric of Spokane Valley.

Key Takeaways

- ◆ Spokane Valley has strong potential to support future job growth by planning for additional industrial-zoned land and aligning development with projected needs over the next 20 years.
- ◆ Investing in the maintenance and enhancement of freight routes, roads, and bridges will ensure reliable access for industrial uses and support continued economic activity across the city.
- ◆ Refining zoning and permitting for infill mixed-use and small-scale commercial development can encourage investment, attract new businesses, and create vibrant, walkable commercial areas.
- ◆ Strengthening district identity and branding, including areas like the Opportunity and Sullivan districts, can establish distinctive destinations that attract shoppers, visitors, and entrepreneurs while enhancing the city's overall sense of place.
- ◆ Collaborating on events and tourism, including Valleyfest, Spokane Indians Stadium activities, and food truck festivals, provides opportunities to draw visitors, activate public spaces, and support local businesses.
- ◆ Supporting minority-owned businesses, including Asian and Hispanic entrepreneurs, helps foster a diverse, resilient, and vibrant local economy while highlighting the city's cultural strengths.



- ◆ Strategic investment near economic centers, such as the stadium precinct and key commercial corridors, can maximize the potential of existing assets and create lively, amenity-rich destinations for residents and visitors.

Transportation

Stakeholders across the board recognized transportation as a key area of focus, with wide-ranging needs in freight, vehicles, public transit, and multimodal options and infrastructure. While corridors like Sprague have bus service, there are opportunities to expand public transit access to more residential areas. STA routes such as the 32 and 94–98 provide service, and enhancing connections near Sprague, Appleway, and I–90 could make transit even more effective for residents. Interviewees highlighted the potential to create more walkable community spaces and improved connectivity across the city. For example, enhancing crossings north of the freeway could make it easier for residents to access grocery stores and shops. Stakeholders also emphasized opportunities to expand bike infrastructure and sidewalks in existing neighborhoods to support safe, active transportation. Freight mobility continues to be essential for supporting Spokane Valley's industrial base.

Key Takeaways

- ◆ Spokane Valley has opportunities to expand public transportation, including bus service and shuttle options, to improve access for residents, workers, and students across the city.
- ◆ Investing in pedestrian and bicycle infrastructure, including connections along the Appleway and Centennial trails to key destinations like the stadium, can support safe and active transportation.
- ◆ Upgrading freight routes and bridges, such as Sullivan Road, will strengthen industrial access and support continued economic growth.
- ◆ Traffic management strategies, including roundabouts and other improvements, can enhance vehicle flow and support safe, efficient travel throughout the city. Clearly defined freight routing policies and consideration of transportation impacts from new housing and development can help balance neighborhood access with industrial and residential needs.



Culture and Character

As mentioned in the Housing takeaways, stakeholders noted opportunities to support individuals experiencing homelessness and to expand social services. One interviewee suggested that warming and cooling shelters will be important over the next 20 years. The city has previously supported social services and runs a Housing & Homelessness Program, and there is potential to explore additional shelter options within the Valley.

Several interviewees highlighted Spokane Valley's "rural-feel" and emphasized the opportunity to balance thoughtful infill development while maintaining aspects of the city's rural character. Providing amenities and services for seniors, a demographic with specific needs, was also identified as a priority.

Community residents expressed appreciation for Spokane Valley's open, rural atmosphere and respect for individual property rights. At the same time, there is an opportunity to ensure the city's character continues to evolve in an inclusive way that reflects its diverse communities. As noted in the Economic Development section, Hispanic- and Asian-owned businesses contribute to the city's entrepreneurial spirit and are key assets in shaping Spokane Valley's vibrant local economy.

Key Takeaways

- ◆ Spokane Valley has opportunities to strengthen neighborhood identity and community spirit through place-based strategies, public gathering spaces, and distinctive design features.
- ◆ Cultural festivals, including Valleyfest and other events that celebrate tribal, Hispanic, and Asian heritage, can be expanded to promote community pride and inclusion.
- ◆ Supporting culturally diverse businesses and fostering connections among racially and ethnically diverse entrepreneurs can enhance Spokane Valley's economic vitality.
- ◆ Designing visible gateways and wayfinding elements can create a sense of arrival and set Spokane Valley apart as a unique destination within the region.
- ◆ Honoring the city's entrepreneurial spirit and rural characteristics while thoughtfully managing new urban development helps balance growth with community character.



Community Conversations

About the Event

The City of Spokane Valley has introduced a new engagement effort called ‘Community Conversations’, a monthly series designed to gather City of Spokane Valley residents and local community members with their city leaders in a more informal, open environment before regularly scheduled city council meetings. These gatherings offer an opportunity for community members to obtain answers to their questions, provide input, and learn about important city projects and initiatives directly from city council members and city officials. Mayor Pam Haley emphasized the importance of this discussion and encouraged everyone to engage and help shape Spokane Valley's future through effective dialogue and teamwork.

The Community Conversation event was held on Tuesday, June 17th, from 3:30 p.m. to 6:30 p.m. at City Hall. The event featured a variety of stations where people could interact with several of the city's departments. During this event, the team working with the city to revise its Comprehensive Plan deployed two interactive boards to gather community feedback. The activities ensure that community feedback is incorporated at an early stage in the planning process, helping to shape the next iteration of engagement and inform future policy recommendations.

Such events are central to Spokane Valley's commitment to a transparent and participatory government. Not only do Community Conversations offer an opportunity for citizens to learn about city initiatives, such as the revision of the Comprehensive Plan and the 2026 budget, but also an opportunity to help shape them. The input gained through Community Conversations will help to inform decision-making that respects the larger Spokane Valley community's priorities, challenges, and aspirations.

Engagement Activities

At the Community Conversation event, two engagement boards were displayed to gather public feedback during the revision of the Comprehensive Plan. These boards were designed to be friendly, interactive, and open-ended, encouraging participants to share their thoughts in a relaxed, welcoming way.



The first board was intended to gather input related to community identity. It asked respondents to respond to “What makes Spokane Valley special to you?” and prompted participants to share a word describing what they love most about Spokane Valley.” The board encouraged consideration of the community's character and values, drawing out heartfelt terms such as “family,” “nature,” “safety,” “opportunity,” and “accessibility.”

The second board focused on three elements in Spokane Valley: jobs and employment, quality of life, and proximity to urban amenities. Participants were asked to give comments on each element, considering what needed improvement and opportunities for enhancement.

The third board asked, “We want to hear from you, share your thoughts about this project.” Participants were encouraged to write questions, comments, or concerns about the updated Comprehensive Plan on sticky notes and place them directly on the board. Many attendees appreciated being able to voice their opinions in a visual, interactive format that clearly showed their input was being sought and would be considered.



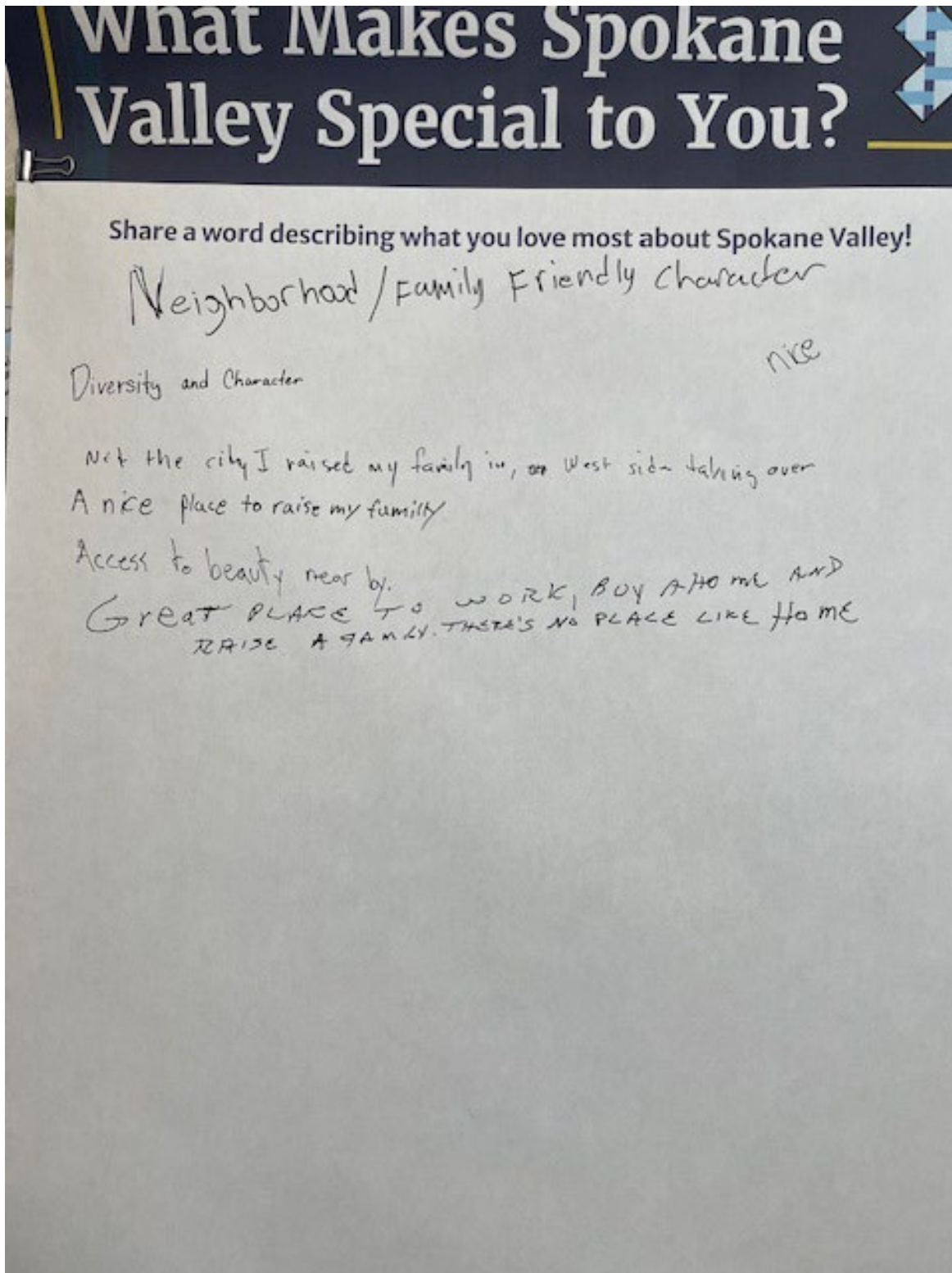
Summary of Engagement Feedback

Board #1: What makes Spokane Valley special to you?

Participants discussed their personal and community-based values in Spokane Valley (Figure 1, Page 10). Some major themes included the strong sense of neighborhood and family identity in the area, its diversity, and its suitability for raising a family. Some responses emphasized how Spokane Valley is a friendly, attractive, and convenient place to work and live. Yet one respondent worried that the community has become something other than it once was because it has become influenced by the west side.



Figure 1: Community Conversations – Board #1 Responses



Board #2: What do you value about your community?

This board (*Figure 2, Page 12*) prompted feedback across specific categories:

- ◆ **Jobs and Employment:** Among the comments, there was a desire for additional small business employment opportunities, and concerns were raised about the excessive number of parking lots along Sprague Avenue.
- ◆ **Quality of Life:** A participant requested increased support for homeless people. Another suggestion was to reduce government restrictions and allocate more funding for police to combat crime.
- ◆ **Proximity to Urban Amenities:** The comments demonstrated an intention to strike a balance between amenities and environmental conservation, while also preserving rural character. Some respondents considered urban amenities to be unnecessary or incompatible with the character of Spokane Valley.

Board #3: Additional Comments

This board (*Figure 3, Page 13*) solicited wider feedback on citywide priorities and issues. Citizens registered grievances over overdevelopment, escalating property taxes, and fiscal strain for people with fixed incomes. Some emphasized the importance of strong financial management and increased public participation in decisions about significant capital expenditures.

- ◆ Comments about infrastructure involved improving roundabouts, reducing car-dependent transportation, incorporating more pedestrian-friendly and transit-oriented choices, and converting broad, high-speed roadways to slower, community-oriented streets.
- ◆ Comments about housing and land use involved downsizing large apartment buildings, adding neighborhood-scale parks, and investing in commercial development.
- ◆ There was a repeated focus on strengthening neighborhood identity and ensuring that core public services, such as public safety and street maintenance, are given high priority.




Figure 2: Community Conversations - Board #2 Responses

What Do You Value about Your Community?

HELP SHAPE THE CITY'S LONG-TERM VISION!


Please write in your feedback on each of the following categories in Spokane Valley!
Tell us what you think what is working well, what needs improvement, what you'd like to stay the same, and what opportunities could be explored.

Jobs and Employment




Need more small business jobs
Too many empty lots on Sprague

Quality of Life



- Paying attention more to homeless population
- agree ↑
- less govt regulation & control over private lives
- prevent crime by funding police

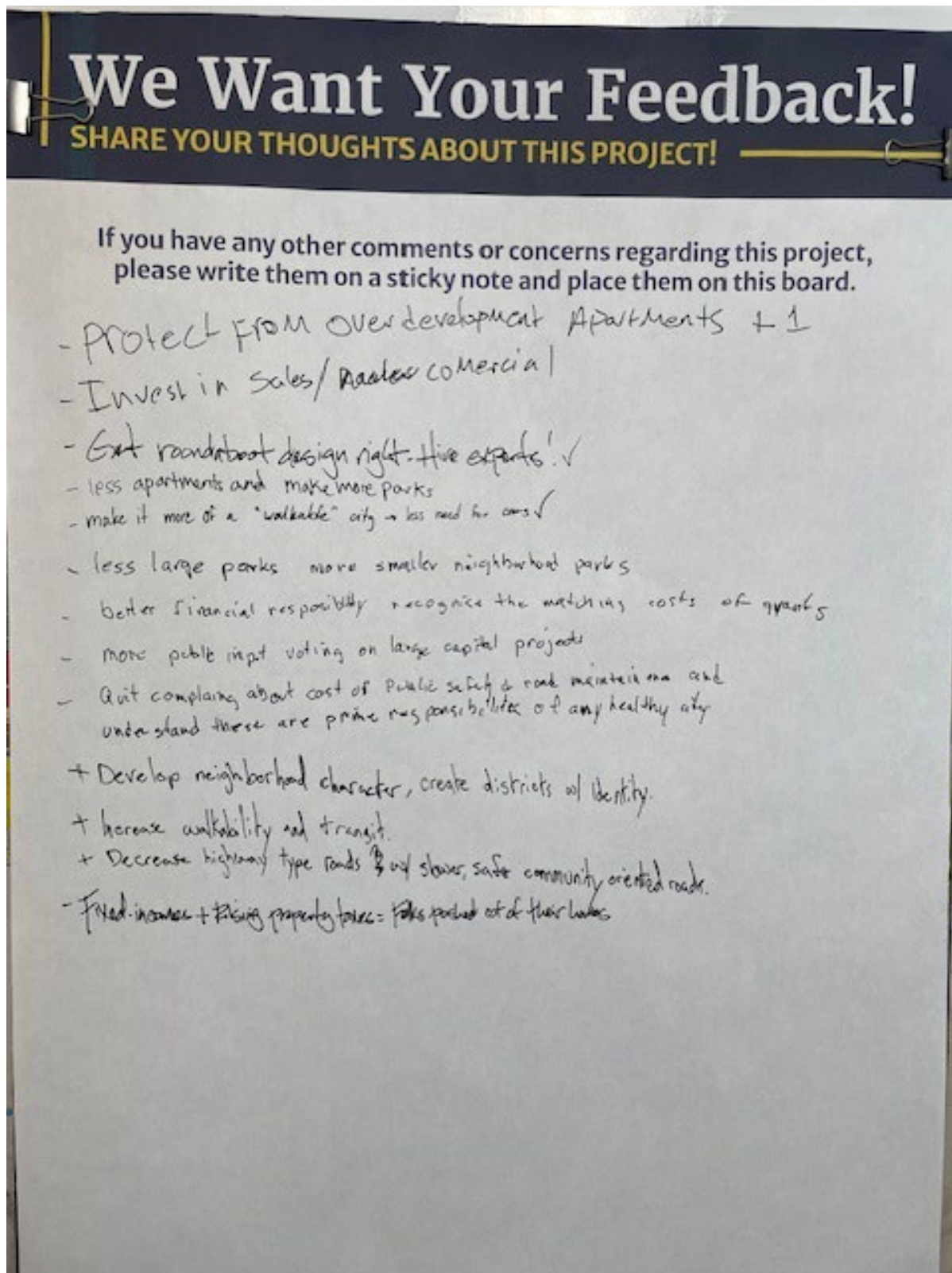
Proximity to Urban Amenities



- Simultaneously protect environment
- We are not a Urban city we are rural
- both need



Figure 3: Community Conversations - Board #3 Responses

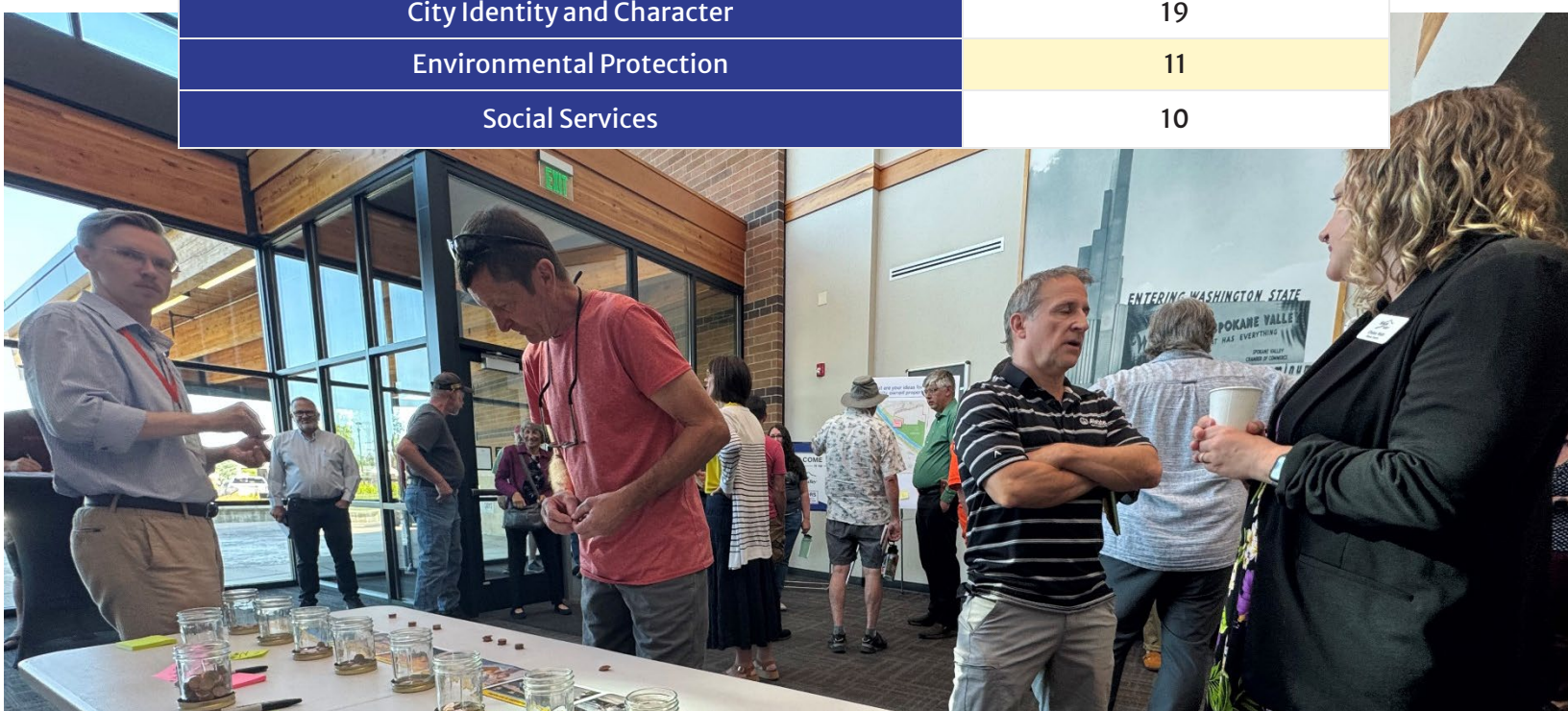


Penny Poll

Participants received a stack of eight pennies and were asked to place them into nine jars with the prompt: How would you prioritize the City's budget over the next 20 years? Participants could allocate the coins in any way they chose. At the end, the results were tallied to provide the Valley with a general idea of where residents want their funds allocated. "Transportation" and "Infrastructure" were the top two categories, with 46 and 41 votes each. Below are the full results.

Table 2: Community Conversations – Penny Poll Activity Results

Category	Count
Transportation	46
Infrastructure	41
Housing Affordability and Availability	35
Facilities and Utilities	33
Public Safety/Police	32
Parks and Recreation	28
Climate Impacts and Wildfire Risk	19
City Identity and Character	19
Environmental Protection	11
Social Services	10



Farmers Market

About the Event

On Friday, July 11th, 2025, from 4:00 PM to 8:00 PM, the City of Spokane Valley set up a booth at the Spokane Valley Farmers Market at the CenterPlace Regional Event Center. The Public Works Department displayed several graphics, flyers, and boards with information about their latest Capital Improvement Projects (CIP), while the Planning Department, along with SCJ Alliance, presented and interacted with the public about the Comprehensive Plan update. In total, about 20 people engaged with the planning staff and the Comprehensive Plan update materials, which was fewer than expected. The heat, other typical farmers' market booths, and competing Friday night plans may have influenced attendance.

The main goal of the planning staff's outreach was to collect public input on the latest Comprehensive Plan update and to raise awareness about our efforts, including the new Climate Element, why we're implementing it, and how to stay involved. Some participants were very engaged, asking staff questions like how to get involved. Most expressed interest in participating in the Penny Poll activity. Overall, despite lower-than-expected participation, the planning staff still gained valuable insights into the public's priorities, especially related to Parks and Recreation.

Engagement Activities

There were two in-person activities people could take part in at the booth, plus one online survey distributed via a QR code on a flyer. One activity was a budgeting exercise called a "Penny Poll," and the other was a simple, standalone board with markers, plenty of space to write, and a prompt that asked, "What Makes Spokane Valley Special to You?" Of the two activities, the "Penny Poll" required the most involvement and drew the most attention. The board was a valuable addition to the booth because it was an easy activity that anyone passing by could participate in.

The following is a brief summary of the results from two in-person activities, followed by event photos.



Penny Poll

Participants were given a stack of eight pennies and asked to place them into nine jars with the prompt: How would you prioritize the City's budget over the next 20 years? Participants could distribute the coins in any way they preferred. At the end, the results were tallied to give the Valley a broad idea of where residents want their funds allocated. "Infrastructure" and "Parks and Recreation" tied with 16 votes each, with "Transportation" close behind at 14 votes. "City Identity and Character" received the fewest votes, with only three. Below are the full results:

Table 3: Farmers Market Pop-Up – Penny Poll Activity Results

Category	Count
Transportation	14
Infrastructure	16
Housing Affordability and Availability	13
Facilities and Utilities	8
Public Safety/Police	10
Parks and Recreation	16
Climate Impacts and Wildfire Risk	11
City Identity and Character	3
Environmental Protection	13
Social Services	8
Overall Votes	112
Number of Participants	14



Activity Board: What makes Spokane Valley special to you?

Recreational activities and outdoor experiences appear to be significant in Spokane Valley, with four out of six participants mentioning parks, recreation, or outdoor activities. This matches the Penny Poll results, where “Parks and Recreation” was tied for first. The other two responses focused on employment and neighborhoods. The outcomes were as follows:

- ♦ Mirabeau Point Park
- ♦ Great Parks & Outdoor Spaces
- ♦ Hiking
- ♦ Climbing
- ♦ SEL (Schweitzer Engineering Laboratories)
- ♦ Neighborhood Values

Event Photography



Photo 1: Liam Taylor (SCJ Alliance) right after setting up.





Photo 2: The candidates of the Penny Poll after councilmember Al Merkel added "Public Safety."

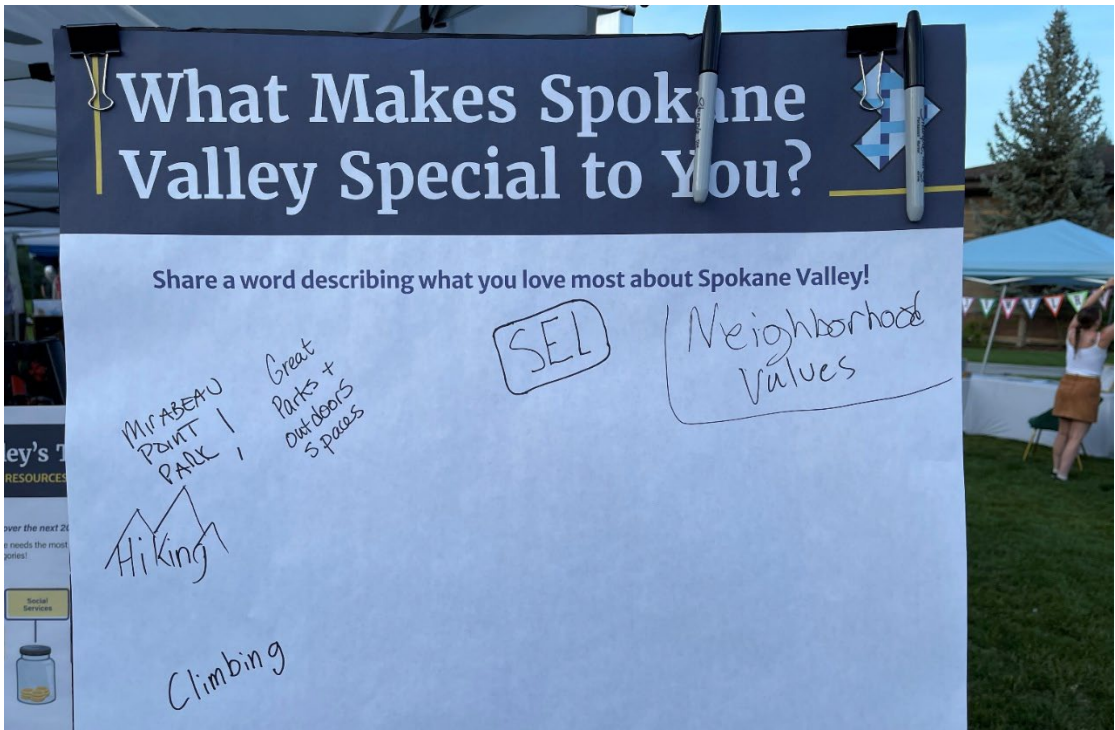


Photo 3: The "What Makes Spokane Valley Special to You?" board results at the end of the Farmers Market.



Spokane Valley Library

About the Event

On Tuesday, August 26th, 2025, from 9:00 AM to 12:30 PM, SCJ Alliance, on behalf of the City of Spokane Valley, hosted a pop-up table at the Spokane Valley Public Library to present and engage the public about the Comprehensive Plan update. There was a slow but steady stream of participants and passersby, and overall, about 34 people interacted with the planning staff and the Comprehensive Plan update materials.

The overall goal of the outreach was to gather public input on the latest Comprehensive Plan update and to raise awareness about our activities, including the new Climate Element, our reasons for these actions, and how to stay engaged. Some participants were very engaged, asking questions such as what changes would be implemented. Most expressed interest in taking part in the Penny Poll activity. SCJ Alliance gathered valuable insights into the public's priorities, especially concerning Parks and Recreation.





Photo: The pop-up booth in front of the Spokane Valley Library

Engagement Activities

Board: What do you value about your community?

In response to this prompt, participants reflected on several aspects of Spokane Valley that contribute to their quality of life. The specific comments are listed below:

- ◆ The River
- ◆ Public Parks (x2)
- ◆ My Neighborhood
- ◆ Art
- ◆ Trees
- ◆ Aquifer Protection



Penny Poll

Participants were given a stack of nine pennies and asked to place them into ten jars with the prompt: **How would you prioritize the City's budget over the next 20 years?**

Participants could distribute the coins in any way they preferred. At the end, the results were tallied to give the Valley a broad idea of where residents want their funds allocated. "Transportation" received the most pennies with 26, while "Climate Impacts and Wildfire Risk" and "Housing Affordability and Availability" each received the second-most votes of 24 pennies. Below are the full results.

Table 4: Spokane Valley Library Pop-Up - Penny Poll Activity Results

Category	Count
Transportation	26
Climate Impacts and Wildfire Risk	24
Housing Affordability and Availability	24
Public Safety/Police	23
Environmental Protection	20
Parks and Recreation	20
Social Services	12
Facilities and Utilities	11
Infrastructure	10
City Identity and Character	3
Total Votes	173
Number of Participants	19



Partners INW

About the Event

On Wednesday, August 27th, 2025, from 1:00 PM to 4:00 PM, SCJ Alliance, on behalf of the City of Spokane Valley, hosted a pop-up table at the Partners Inland Northwest (INW) food bank and social services nonprofit, located at 10814 E Broadway Ave, to present and engage the public regarding the Comprehensive Plan update. Unfortunately, attendance was lower than expected, with only about 12 people interacting with the planning staff and the updated materials. Several factors may have contributed to this, including it being the first day of school, when parents might have been busy coordinating after-school pick-ups. Additionally, the people present are likely focused on a crucial mission: obtaining much-needed food and clothing. Therefore, engaging with a city planning pop-up probably wasn't a priority for them. The staff at Partners INW told us that Wednesday afternoons are usually busier, but during the event, they observed that it was "unusually slow."

The overall goal of the outreach was to gather public input on the latest Comprehensive Plan update and promote awareness of our activities, including the new Climate Element, its reasons behind it, and how the community can stay involved. Some participants were highly engaged, asking staff questions and participating in the Penny Poll activity. Although participation was lower than expected, planning staff still gained valuable insights into the public's priorities, especially concerning social services and Parks and Recreation.





Photo: Engagement board and station setup in the lobby of Partners INW

Engagement Activities

Board #1: What do you value about your community?

This board prompted feedback across specific categories:

- ◆ **Jobs and Employment:** One comment appreciated one's ability to work close to where you live in Spokane Valley.
- ◆ **Quality of Life:** Several people enjoy Spokane Valley's park system, including its swimming pools and hiking areas. Areas of improvement that were noted were traffic issues on Argonne Rd and a frustration with public restrooms sometimes being closed and inaccessible.



Penny Poll

Participants were given a stack of nine pennies and asked to place them into ten jars with the prompt: **How would you prioritize the City's budget over the next 20 years?**

Participants could distribute the coins in any way they preferred. At the end, the results were tallied to give the Valley a broad idea of where residents want their funds allocated. "Housing Affordability and Availability" received the most pennies with 10, while "Social Services" received the second-most votes with 9 pennies spent. Below are the full results.

Table 5: Partners INW Pop-Up – Penny Poll Activity Results

Category	Count
Housing Affordability and Availability	10
Social Services	9
Environmental Protection	7
Climate Impacts and Wildfire Risk	6
Parks and Recreation	6
Facilities and Utilities	5
Public Safety/ Police	5
Infrastructure	3
Transportation	3
City Identity and Character	0
Total Votes	54
Number of Participants	6



Valleyfest

About the Event

On Saturday, September 20th, 2025, from 10:30 AM to 6:00 PM, SCJ Alliance and the City of Spokane Valley hosted a booth at Valleyfest, a major festival with live music, food, vendors, and, of course, information on the latest update to the City's Comprehensive Plan. The engagement event included high-participation rates, with dozens of attendees stopping by to see the engagement materials and ask questions. A large contributor to the engagement was a spinning wheel with Spokane Valley city trivia facts and questions that participants could try and answer or guess. Prizes were awarded for participating in the activity. This activity was especially popular with children, most of whom were interested in learning a new fact about middle housing or the city. As the children collected their prizes, it also gave the staff a chance to converse with parents and families in more depth about the updates to the city's comprehensive plan.

Some questions included prompts like, "What is the population of Spokane Valley?" This activity proved to be a good way for people to engage, and sparked discussions about the updates.

Additional engagement activities included interactive boards related to the newly required climate resiliency element in the comprehensive plan, and graphic boards describing new middle housing requirements and what that could look like in Spokane Valley.

Overall, it was a very successful outreach event that emphasized education on state planning requirements. Participants indicated interest in the new state laws and how the city might evolve as a result.



Engagement Activities



Photo 1: The city's booth with the "Wheel of Planning Trivia" and the Missing Middle board



Wheel of Planning Trivia

The questions/factoids on the “Wheel of Planning Trivia” were as follows (paraphrased):

- ◆ How many new housing units do we expect the city to grow by in 2046?
 - *Answer: 16,661*
- ◆ How many new residents do we expect the city to grow by in 2046?
 - *Answer: 20,900*
- ◆ What is the City of Spokane Valley’s current population?
 - *Answer: 110,200*
- ◆ What’s the state law requiring cities to plan for all income levels?
 - *Answer: HB 1220*
- ◆ What do you love about Spokane Valley?
 - *Answer: Open-ended question*
- ◆ What’s the state law requiring cities to allow more housing options in single-family zones?
 - *Answer: HB 1110*
- ◆ How many square miles are incorporated into the City of Spokane Valley?
 - *Answer: 38.5*
- ◆ What is the Growth Management Act?
 - *Answer: The state planning framework that establishes rules for how we plan for housing, land use, transportation, and growth in our communities*
- ◆ How many years are Comprehensive Plans supposed to plan for?
 - *Answer: 20 years*
- ◆ What year did Spokane Valley become a city?
 - *Answer: 2003*
- ◆ What does “Middle Housing” refer to?
 - *Answer: Everything that’s not a single-family home or an apartment – duplexes, triplexes, townhomes, and more*
- ◆ What’s your favorite thing at Valleyfest?
 - *Answer: Open-ended question*



Climate Resilience

What actions to reduce climate pollution do you want to see in the City of Spokane Valley?

- ◆ Alternative transportation infrastructure – 1
- ◆ Energy-efficient buildings – 1
- ◆ Land use that encourages compact development – 2
- ◆ Sustainable city operations – 1
- ◆ More parks, trees, and open spaces – 1

What actions that build climate resilience do you want to see in the City of Spokane Valley?

- ◆ Green infrastructure and low impact development – 1
- ◆ Land use policies that increase resilience to natural hazards – 1
- ◆ Protecting and enhancing the resilience of natural ecosystems – 2
- ◆ Supporting local businesses and economy in emergency preparedness – 2
- ◆ Urban heat resilience strategies – 1

What ideas do you have?

- ◆ More trees (x2)
- ◆ Walking/bike path along Flora
- ◆ Fix potholes
- ◆ Fix youth sport access and clubs



Photo 2: The climate boards and prizes



Additional Photos



Photo 3: The “Missing Middle” board



Photo 4: The booth setup



Planning Commission Open House

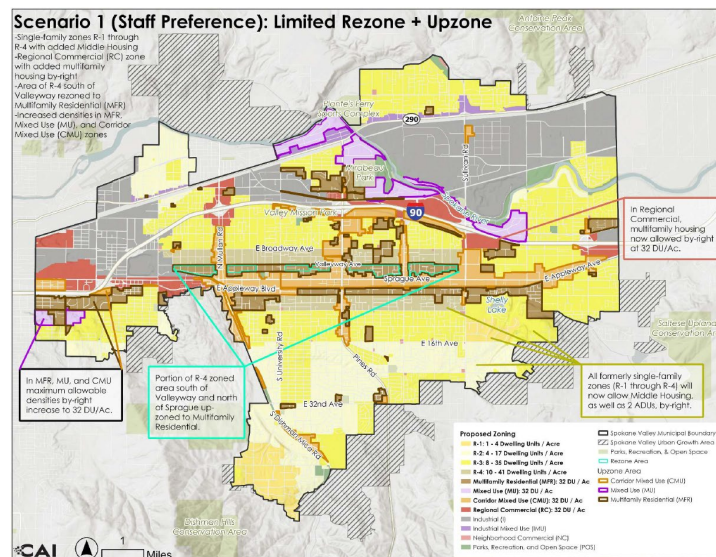
About the Event

On November 13th, 2025, from 5:00 PM to 6:00 PM, SCJ Alliance and the City of Spokane Valley hosted an open house before the Planning Commission meeting. Informational boards showcased key elements of the comprehensive plan, including the Climate Resilience Chapter, Land Use and Zoning, public engagement feedback, and policies on “missing middle” housing. About 20 guests, including Planning Commissioners and City staff, attended the event.

One of the primary objectives of the open house was to inform guests about three alternative “Land Use Scenarios” and gain their feedback on alternatives presented for future scenario consideration. The three alternatives included:

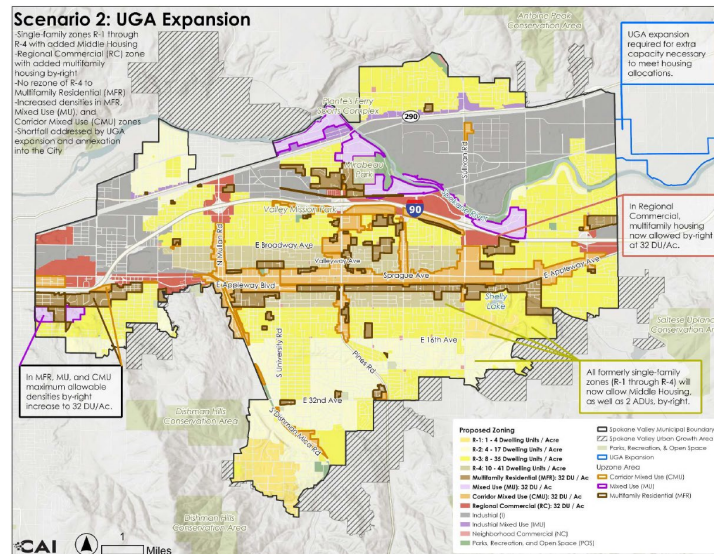
Scenario 1 (Staff Preference): Limited Rezone + Upzone

- ◆ Single-family zones R-1 through R-4 with added Middle Housing
- ◆ Regional Commercial (RC) zone with added multifamily housing by-right
- ◆ Area of R-4 south of Valleyway rezoned to Multifamily Residential (MFR)
- ◆ Increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones



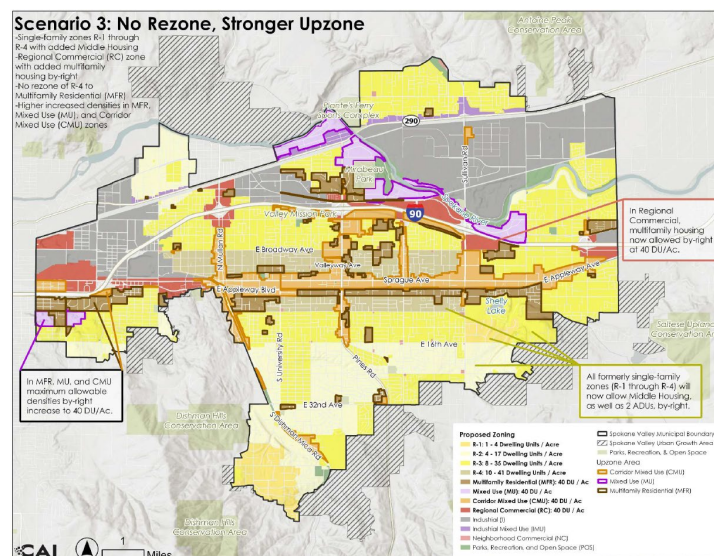
Scenario 2: UGA Expansion

- ◆ Single-family zones R-1 through R-4 with added Middle Housing
- ◆ Regional Commercial (RC) zone with added multifamily housing by-right
- ◆ No rezone of R-4 to Multifamily Residential (MFR)
- ◆ Increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones
- ◆ Shortfall addressed by UGA expansion and annexation into the City



Scenario 3: No Rezone, Stronger Upzone

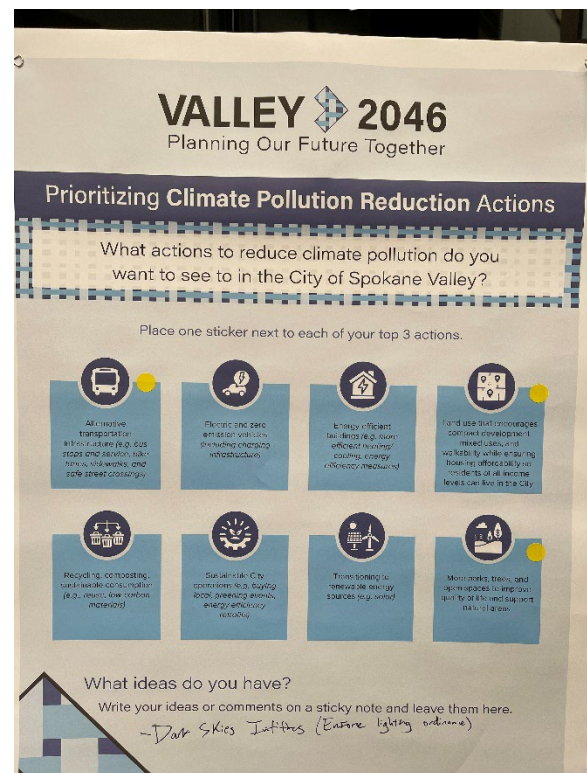
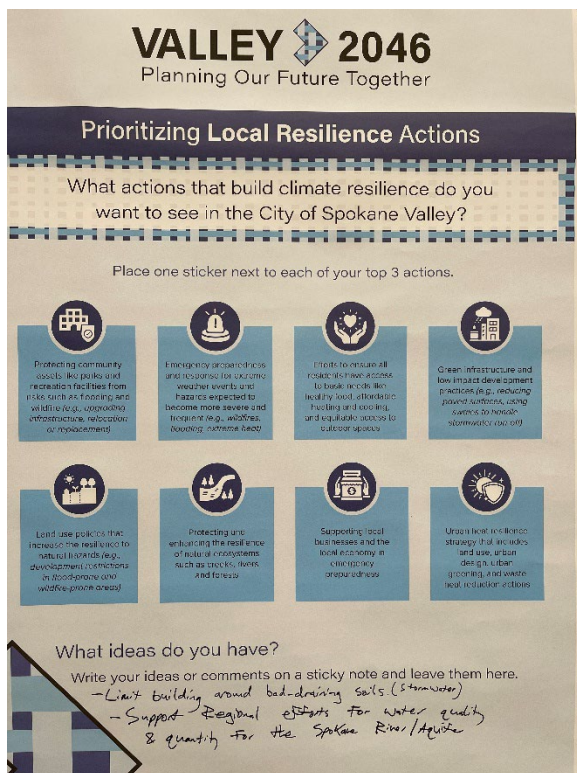
- ◆ Single-family zones R-1 through R-4 with added Middle Housing
- ◆ Regional Commercial (RC) zone with added multifamily housing by-right
- ◆ No rezone of R-4 to Multifamily Residential (MFR)
- ◆ Increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones



Climate Resilience

What actions to reduce climate pollution do you want to see in the City of Spokane Valley?

- ◆ Alternative transportation infrastructure – 1
- ◆ Land use that encourages compact development – 1
- ◆ More parks, trees, and open spaces – What ideas do you have?
- ◆ Limit building around bad-draining soils (stormwater).
- ◆ Support regional efforts for water quality and quantity for the Spokane River and Aquifer.
- ◆ Dark Skies Initiative (enforce lighting ordinance)



Photos 1 & 2: Climate Resilience Interactive Boards



Missing Middle and General Feedback

Participants were asked to vote for their top 6 missing middle housing types and for general feedback. The results are as follows:

Middle Housing

- ◆ Duplex – 3
- ◆ Triplex – 0
- ◆ Fourplex – 0
- ◆ Fiveplex – 0
- ◆ Sixplex – 0
- ◆ Townhomes – 4
- ◆ Courtyard Apartments – 6
- ◆ Cottage Housing – 6
- ◆ Stacked Flats – 2

What is the Missing Middle?

Washington State's House Bill 1103 (H.B. 1103) now requires cities like ours to allow more types of "middle housing," meaning homes that fall between a single-family house and a large apartment building. These include options such as duplexes, triplexes, fourplexes, townhomes, cottage clusters, and courtyard apartments. The State's goal is to expand housing choices for people at different stages of life, support local workforce needs, and create walkable, vibrant neighborhoods. As part of this process, we are exploring different ways middle housing could look and feel in our community.

Tell us: what are your top six middle housing options?



Duplex
Two separate dwellings side-by-side, each with its own entrance, often sharing a central wall.



Triplex
Three separate dwellings side-by-side, each with its own entrance.



Fourplex
Four separate dwellings side-by-side, each with its own entrance.




Fiveplex
Five separate dwellings side-by-side, each with its own entrance.



Sixplex
Six separate dwellings side-by-side, each with its own entrance.



Townhomes
Attached row of three or more units, each with its own entrance.



Courtyard Apartments
Apartment buildings arranged around a central courtyard or garden.



Cottage Housing
Small, detached houses arranged in a row or cluster.




Stacked Flats
Units stacked vertically in a building, each with its own entrance.

We Want Your Feedback!

SHARE YOUR THOUGHTS ABOUT THIS PROJECT!

If you have any other comments or concerns regarding this project, please write them on a sticky note and place them on this board.



Photos 3 & 4: Missing Middle and General Feedback Boards

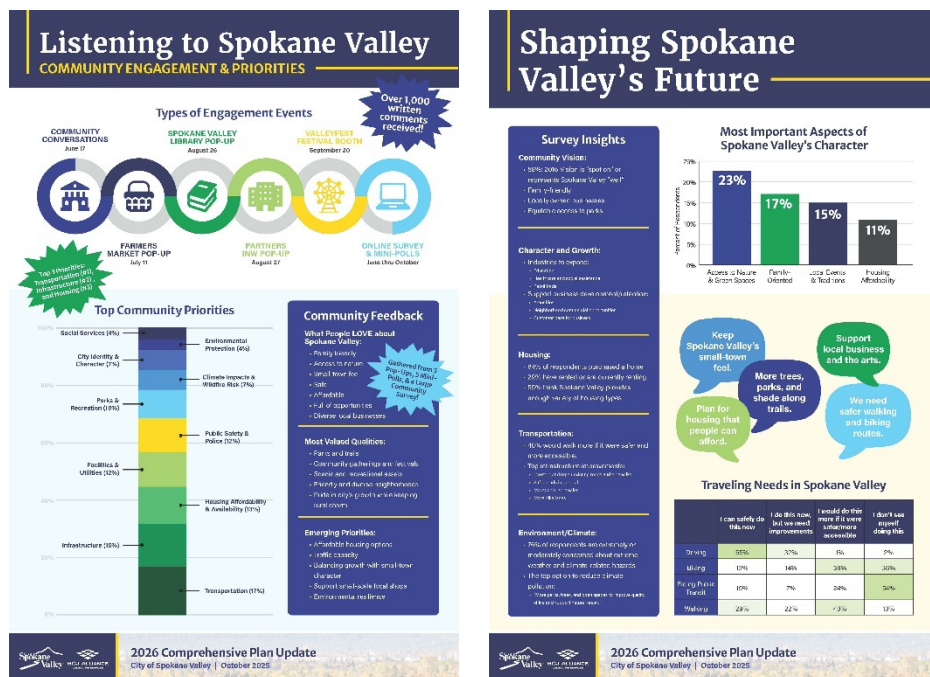


General Feedback

- ◆ Bring back responsible PRD (Planned Residential Development)
- ◆ Neighborhood Identity (Greenacres, Opportunity, etc.)
- ◆ Mixed residential, small business commercial, walkable neighborhoods, shop where you live
- ◆ Neighborhood centers
- ◆ Mixed-use zoning should have multiple mixed uses
- ◆ Like option #1 for more housing choices



Photo 5: Group Shot



Photos 6 & 7: Engagement Boards



Additional Photos



Photo 8: A group around the “Land Use Alternative” boards



Photo 9: Welcome Table and folks



Online Survey and Mini Polls

Introduction

The Spokane Valley Comprehensive Plan Survey was open for 126 days and received 150 complete responses and 109 partial responses. Shorter surveys called “Mini Polls” were each was open for 30 days.

- ◆ **Community Vision Mini Poll**
 - 54 responses
- ◆ **Character and Growth Mini Poll**
 - 370 responses
- ◆ **Housing Mini Poll**
 - 112 responses
- ◆ **Transportation Mini Poll**
 - 52 responses
- ◆ **Climate Element Mini Poll**
 - 35 responses

The majority (81.50%) who did the survey live within Spokane Valley. Almost half of the respondents have two people living in their household, and a little less than a third have three to four people living in their household. All age ranges were well represented by people who took the survey, except for people under 19, who made up only 2% of the responses. Two-thirds of survey respondents don't have dependent children currently living in their household, and 1/3 do have dependent children in their household.

The survey is represented by 93% Caucasian/white and less than 5% for other ethnic or racial groups. Of those who took the survey, 57% are female and 41% are male. Almost all of the respondents speak English most often in their home (99%), 2% chose that they spoke another language, and noted that it was French, and 0.7% speak Spanish most often in their home.



Key Takeaways

Community Vision

- ◆ 58.44% marked that the 2016 vision statement was “spot on” or represents Spokane Valley in 2046 and their hopes for its future “well”.
- ◆ Survey respondents would like Spokane Valley to be family-friendly, have locally owned businesses, and have equitable access to parks.

Character and Growth

- ◆ Access to nature and green spaces, and family-oriented are the two most important aspects of Spokane Valley’s atmosphere.
- ◆ The biggest concerns regarding growth are increased traffic congestion, rising housing costs and affordability, and environmental impacts.
- ◆ Education, healthcare and social assistance, and retail trade are the three top industries survey respondents would like to see expanded.
- ◆ The city can increase access to arts and culture, have more local businesses to work and shop at, and have a centralized, walkable city center to improve survey respondents' living experience in Spokane Valley.
- ◆ The top three things that would best support business development and retention in Spokane Valley are amenities in Spokane Valley that attract business, more neighborhood commercial opportunities, tourism and a customer base for business.
- ◆ The top three recreational amenities that would be most beneficial would be safer and comfortable ways to walk or bike around town, nature trails, and a small neighborhood park.

Housing in Spokane Valley

- ◆ 64.4% of respondents purchased a home.
 - 16% have not experienced challenges buying a house.
 - 61% do not believe there are enough housing options for ownership.
- ◆ 29% of respondents have rented or currently rent.
 - 21% of those have not experienced rental housing challenges.
 - 36% of those do not believe there are enough rental housing options available.
- ◆ 59% think Spokane Valley provides enough variety of housing types.



Transportation in Spokane Valley

- ◆ 65% stated that they can safely drive in Spokane Valley.
- ◆ 54% marked that they “don’t see themselves doing this” for riding public transit.
- ◆ 40% noted that they would walk more if it were safer and more accessible.
- ◆ The top four types of transportation infrastructure respondents want the City to invest in and repair existing roads and sidewalks, safer roads in general, more/wider sidewalks, and more bike lanes.
- ◆ More than 50% use Spokane Valley’s trail system for recreation.
- ◆ Better maintenance or safety measures, more connections to neighborhoods or commercial areas, and more shade, rest areas, or amenities would encourage respondents to use the trail systems more often.

Environment/Climate in Spokane Valley

- ◆ Groundwater quality and aquifer protection, the Spokane River and its shoreline, and Dishman Hills Natural Area are the most important features to respondents.
- ◆ Respondents are most concerned about rising temperatures, wildfires, wildfire smoke, and drought. They are less concerned about drought and stream temperatures. They are not concerned about precipitation and flooding.
- ◆ Overall, 76% of respondents are extremely or moderately concerned about extreme weather and climate-related hazards.
- ◆ Survey respondents are moderately concerned about the impacts of extreme weather events on all areas of Spokane Valley. 35% of respondents are extremely concerned about the impact on water resources. Regarding transportation, 34% are not at all concerned.
- ◆ Respondents were asked to rank their priorities of options to reduce climate pollution in the city of Spokane Valley. The top option was “More parks, trees, and open spaces to improve quality of life and support natural areas.”
- ◆ They were asked to rank options to strengthen the City of Spokane Valley’s ability to prepare and respond to natural hazards, extreme weather, and other risks. The top response was “Protecting and enhancing the resilience of natural ecosystems such as creeks, rivers, and forests.”
- ◆ Only 13.5% of respondents own a business in the city.
- ◆ 5.6% of those people had to close their business for one or more days and experienced reduced foot traffic during extreme weather events. In a write-in response, a business owner noted that because of the increase in fires, the air duct systems needed to be cleaned more often.
- ◆ When asked to choose their top three priorities to reduce energy costs, improve air quality, and promote efficient land use, the top response was “More parks, trees, and open spaces to improve quality of life and support natural areas”.



- ◆ Respondents chose “Emergency preparedness and response efforts for extreme weather events and other hazards that are expected to become more severe and frequent (e.g., wildfires, flooding, extreme heat)” when asked to choose their priorities for the city to prepare and respond to natural hazards.
- ◆ About 90% of respondents live in a single-family home, and 6% live in an apartment or condo.

Write-In Open Answer Responses

- ◆ Residents emphasized that public safety, cleanliness, and well-maintained infrastructure are top priorities for Spokane Valley’s future.
- ◆ Survey respondents want to balance growth with preserving the community’s small-town character, affordability, and sense of place.
- ◆ Improving transportation options, road maintenance, and safe connections for walking and biking are seen as essential to overall accessibility.
- ◆ Respondents value livability and neighborhood identity, highlighting the need for more recreation opportunities, gathering spaces, and local amenities.
- ◆ There is strong support for investment in arts, culture, and the performing arts center as part of a vibrant and connected community.
- ◆ Residents believe economic vitality depends on revitalizing commercial areas, supporting local businesses, and reducing regulatory barriers.
- ◆ Housing affordability and availability remain major concerns, with many noting limited options across income levels.
- ◆ Environmental preparedness, including wildfire, smoke, and extreme heat resilience, is viewed as increasingly important.
- ◆ Equity, accessibility, and inclusive engagement are key to ensuring all residents benefit from City programs and investments.



Online Survey Responses

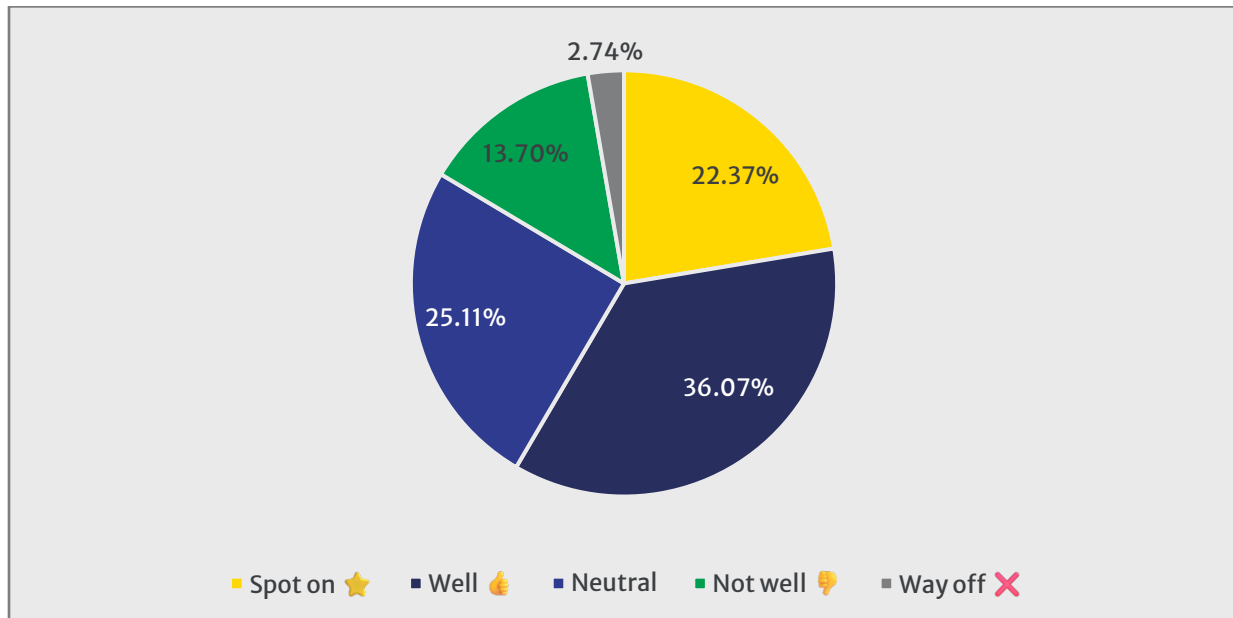


Figure 4. How well does the 2016 vision statement represent Spokane Valley in 2046 and your hopes for its future?

Table 6. How important is it to you that Spokane Valley

	Very important ★	Somewhat important 👍	Neutral	Not important 🙄	I don't want this ✖
family friendly	73%	21%	5%	0%	0%
cultivates an inviting, vibrant, and walkable community	53%	30%	12%	5%	0%
enables locally owned businesses to successfully establish and thrive	72%	24%	3%	1%	0%



	Very important ★	Somewhat important 👍	Neutral	Not important 💡	I don't want this ✗
has a housing mix that serves a broad array of incomes and age groups	44%	27%	18%	7%	5%
has equitable access to parks, open space, trails, and other recreational opportunities	61%	26%	8%	4%	0%
has public transportation and less car-dependent modes of travel that are easily accessible and available	33%	26%	21%	12%	8%

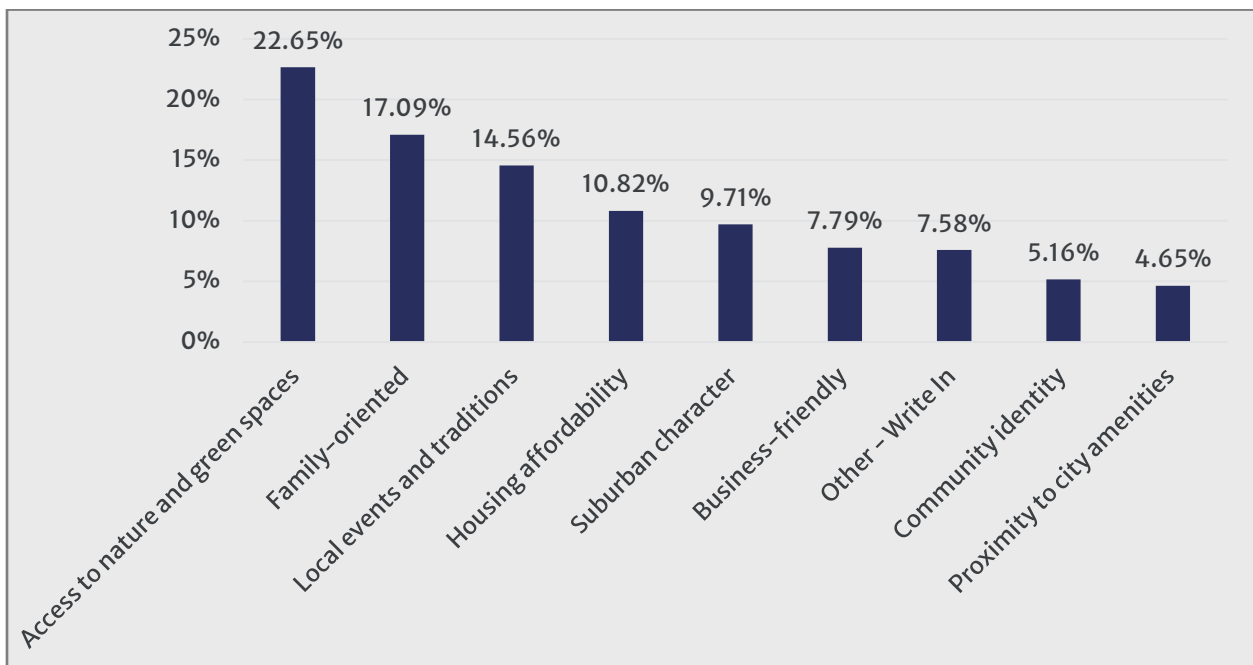


Figure 5. Which aspects of Spokane Valley's atmosphere are most important to you? Select your top 2.



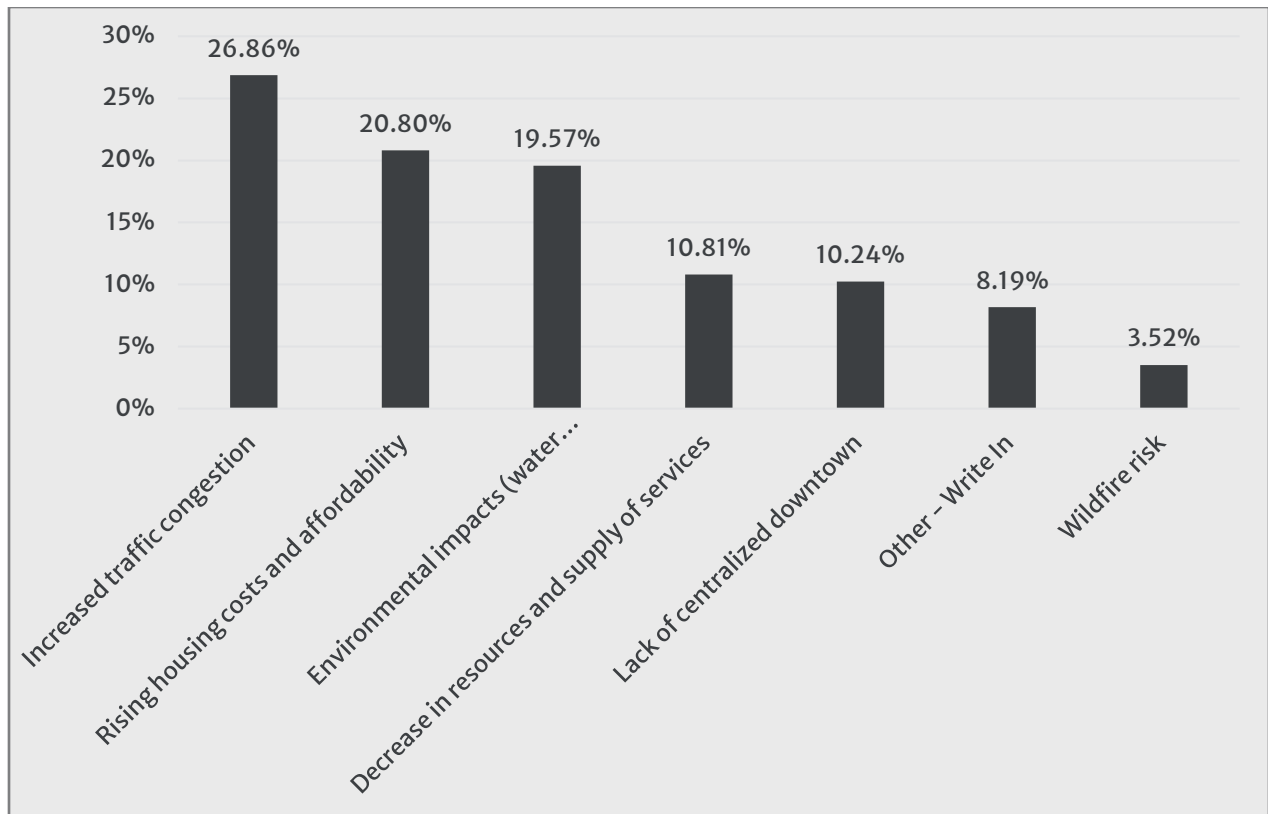


Figure 6. What are your biggest concerns regarding growth in Spokane Valley? Select up to 3.

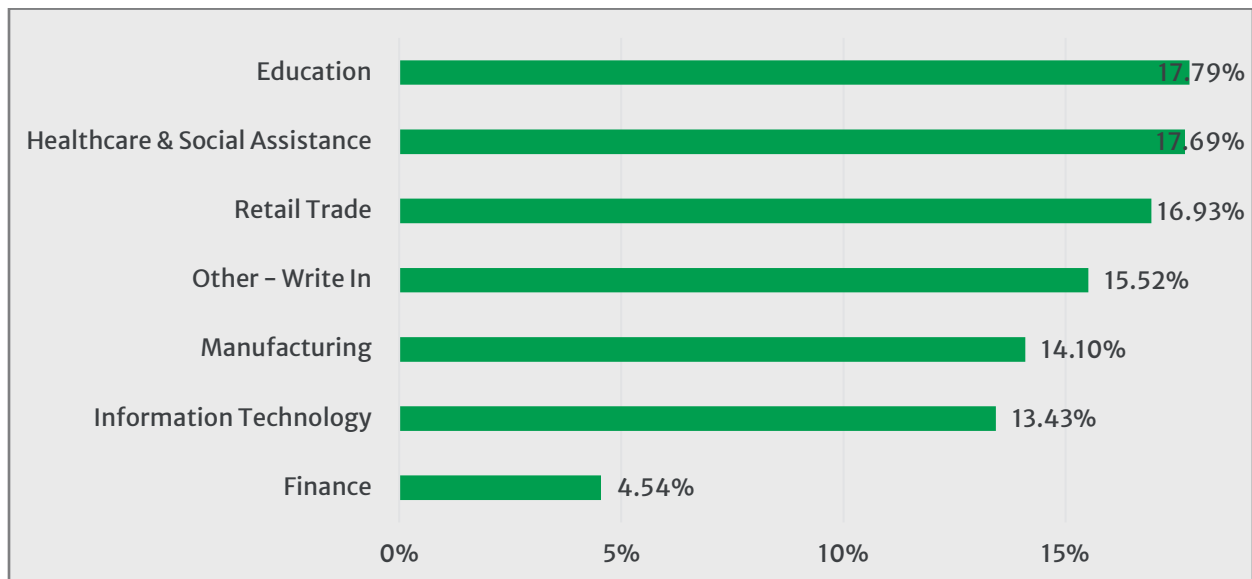


Figure 7. What industries would you like to see expanded in Spokane Valley? Select any that apply.



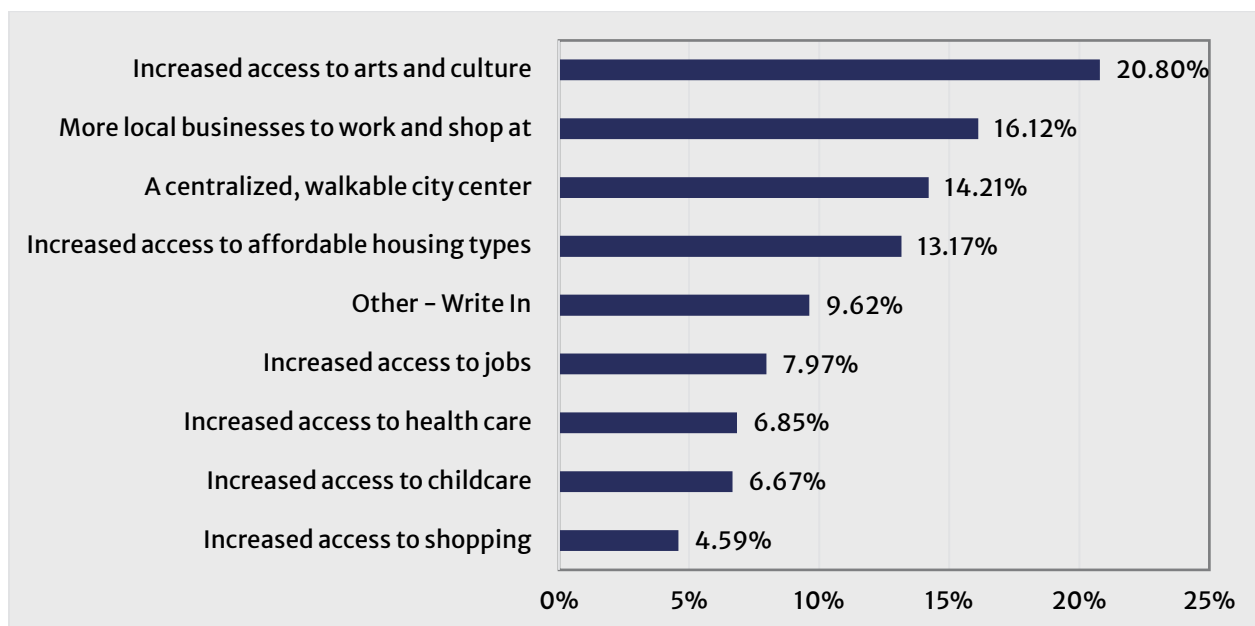


Figure 8. What can the City do to improve the living experience in Spokane Valley? Select up to 3.



Figure 9. What would best support business development and retainment in Spokane Valley? Select up to 3.



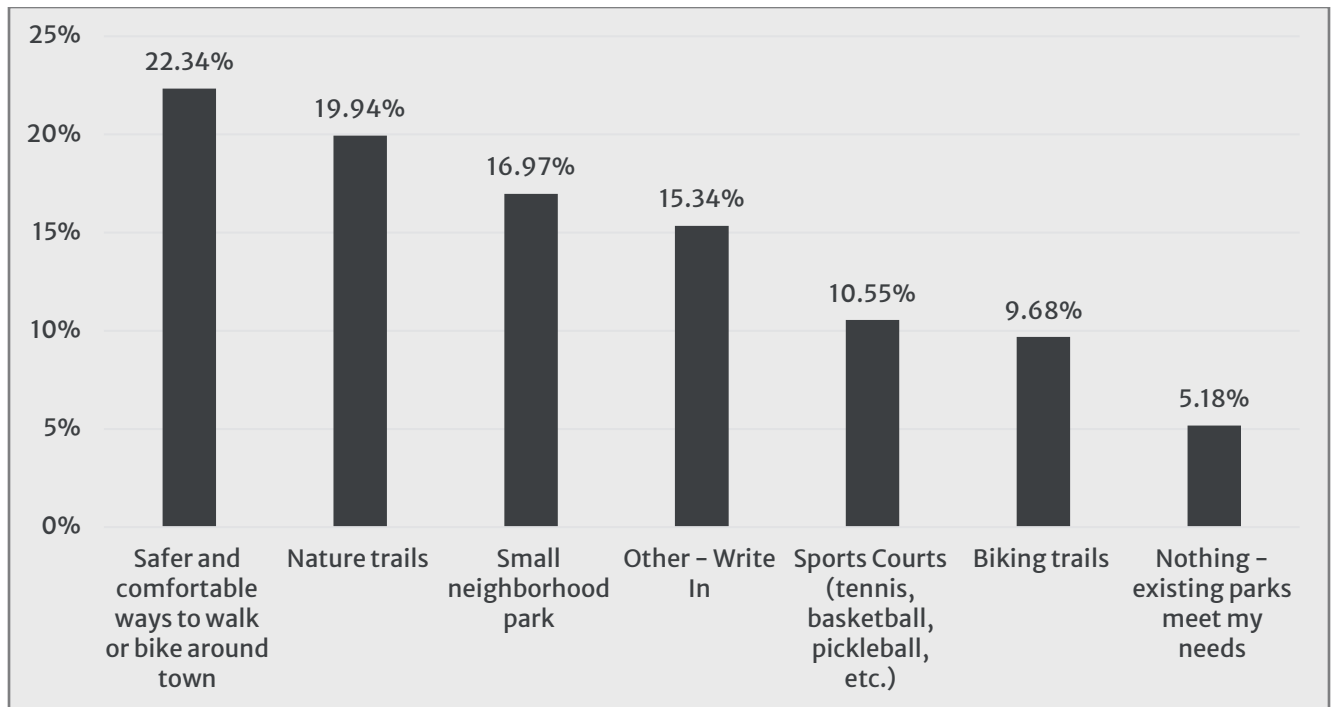


Figure 10. If the city was able to acquire funding, which types of recreational amenities do you think would be most beneficial to residents? Select up to 3.

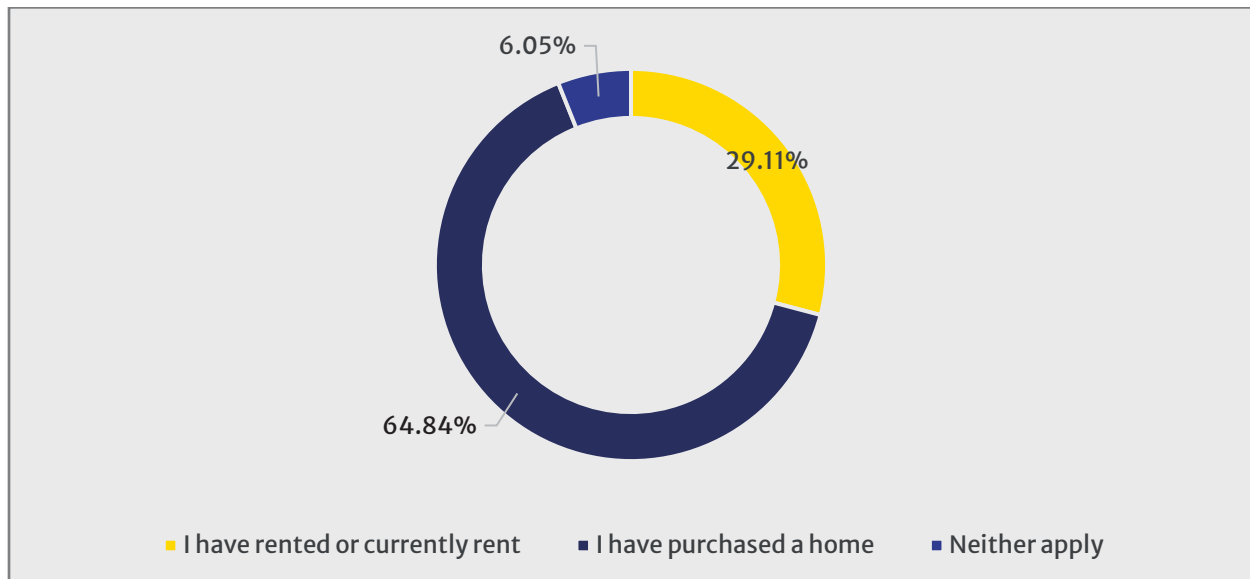


Figure 11. During your time in Spokane Valley, have you rented or purchased housing? Select all that apply.



Table 7. When it comes to rental housing, what specific housing challenges have you or someone you know experienced in Spokane Valley? Select all that apply.

Challenges	Percent
I haven't experienced rental housing challenges	20.92%
Difficulty finding rental housing	15.60%
Poor condition or quality of housing	13.83%
Other – Write In	12.06%
Cannot find the housing type I want (e.g., single family home, duplex, apartment, etc.)	10.64%
Cannot find the right housing size (# of bed/bath)	6.38%
Barriers for seniors or people with disabilities	6.03%
Housing not located near transit routes	6.03%
Difficulty navigating rental applications or credit requirements	4.61%
Lack of housing near work or school	3.90%



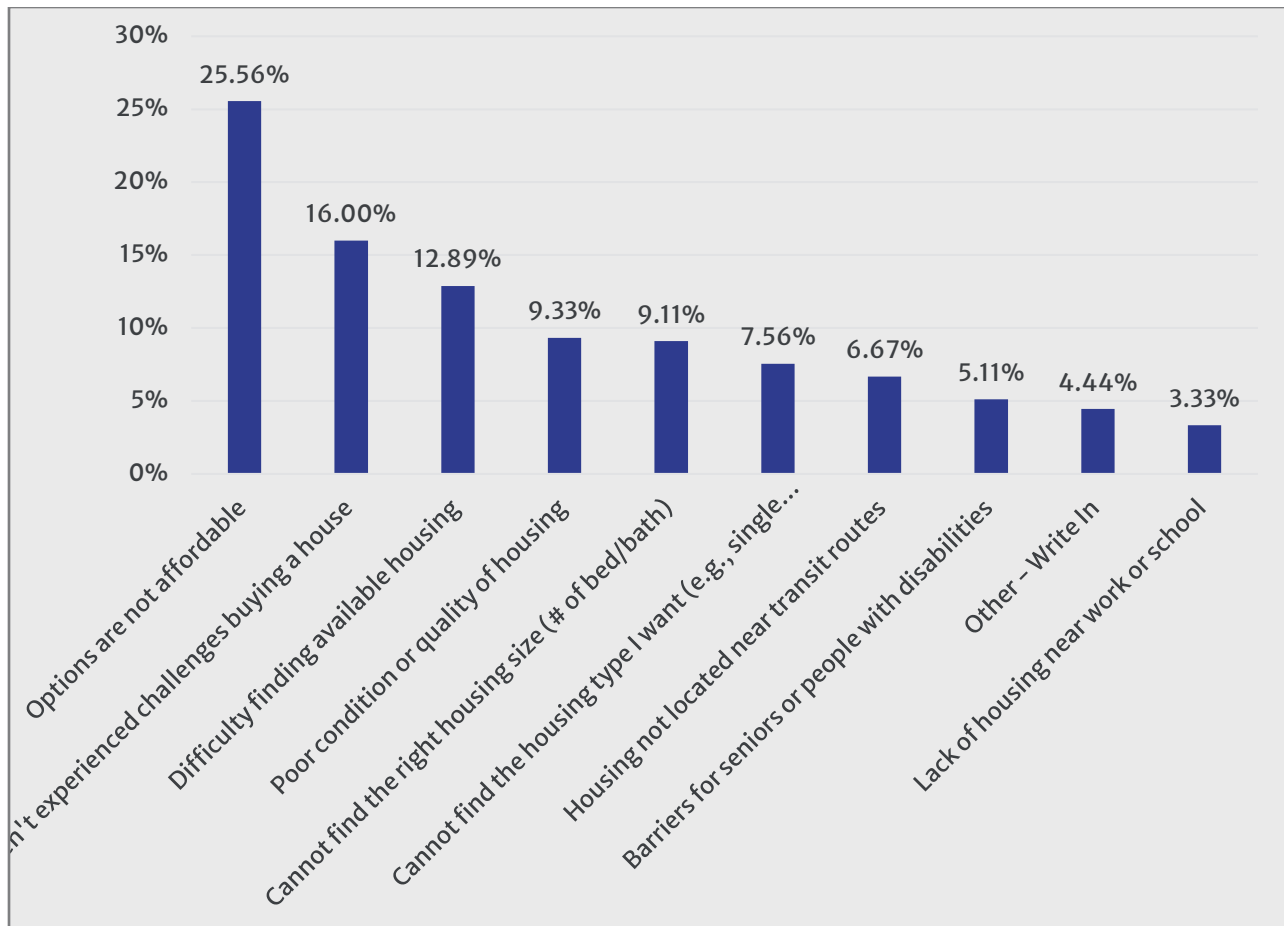


Figure 12. When it comes to buying a home, what specific housing challenges have you or someone you know experienced in Spokane Valley? Select all that apply.

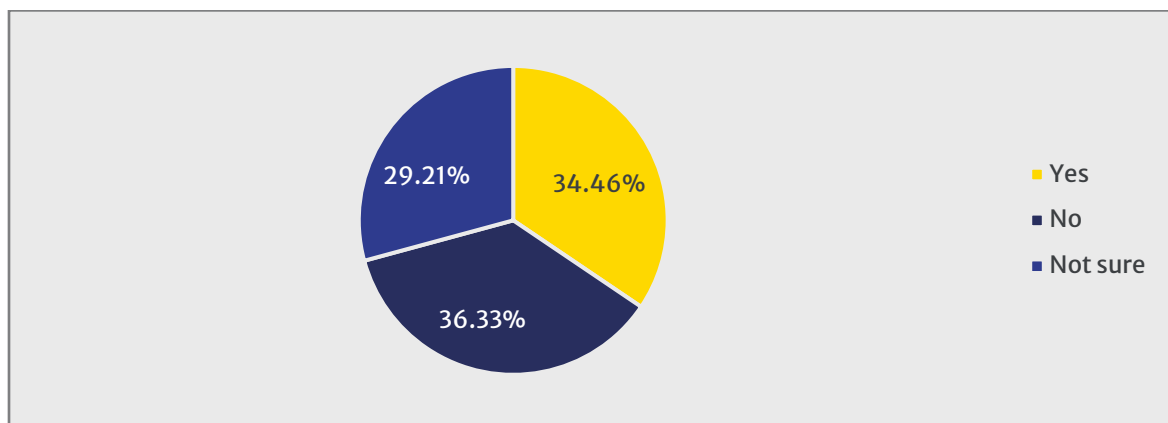


Figure 13. Do you believe there are enough rental housing options available in Spokane Valley for people with a range of incomes and family sizes?



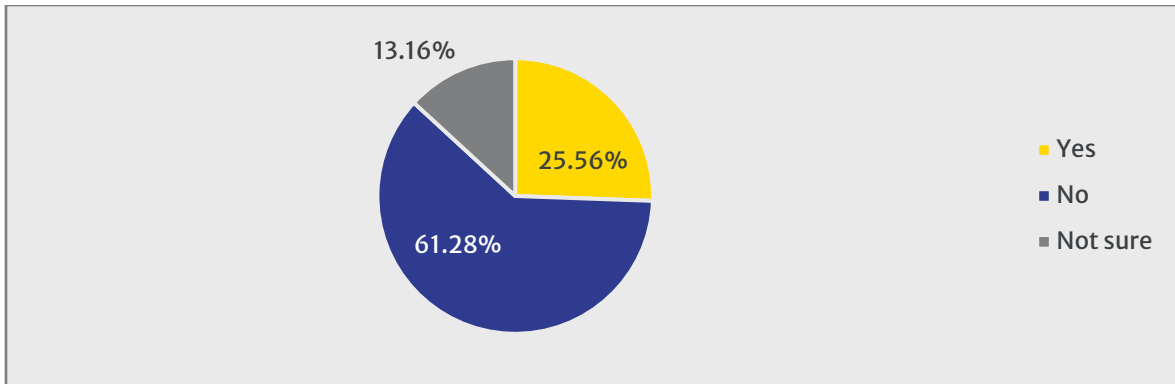


Figure 14. Do you believe there are enough housing options for ownership available in Spokane Valley for people with a range of incomes and family sizes?

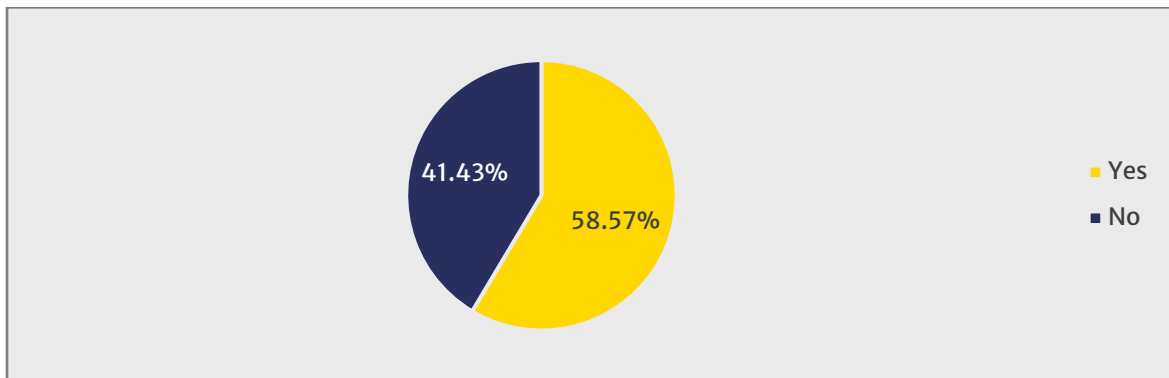


Figure 15. Do you think Spokane Valley offers enough variety of housing types? (For example: single-family, accessory dwelling units, townhouses, duplexes, apartments, condominiums, etc.)

Table 8. How well do the current transportation options in Spokane Valley meet all of your traveling needs?

	I can safely do this now	I do this now but we need improvements	I would do this more if it were safer/more accessible	I don't see myself doing this
Driving	65%	32%	1%	2%
Biking	13%	14%	38%	36%
Riding public transit	15%	7%	24%	54%
Walking	29%	22%	40%	10%



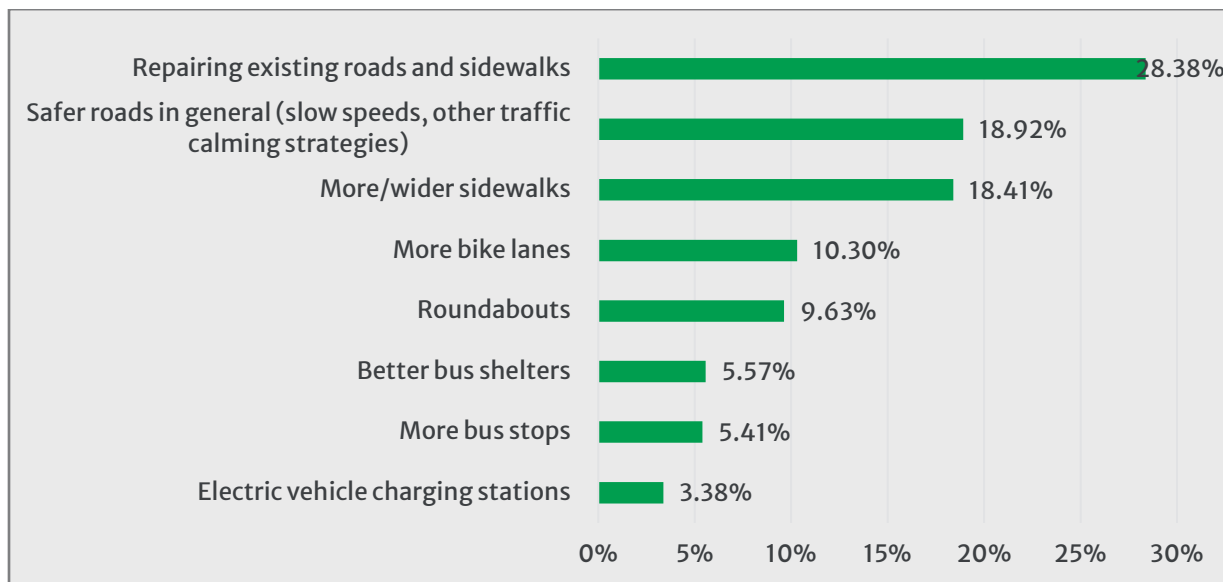


Figure 16. What types of transportation infrastructure do you most want the City to invest in? Select your top 4. Note: Spokane Transit Authority (STA) is its own entity that's not owned or maintained by the City.

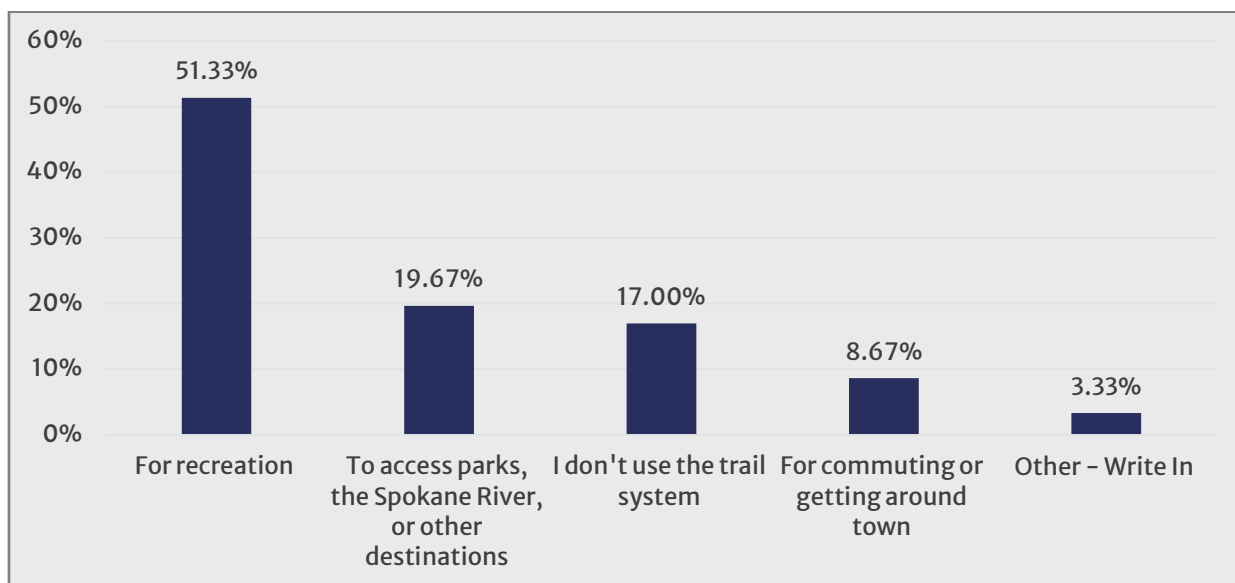


Figure 17. How do you use Spokane Valley's trail system (like the Centennial Trail or Appleway Trail)? Select all that apply.



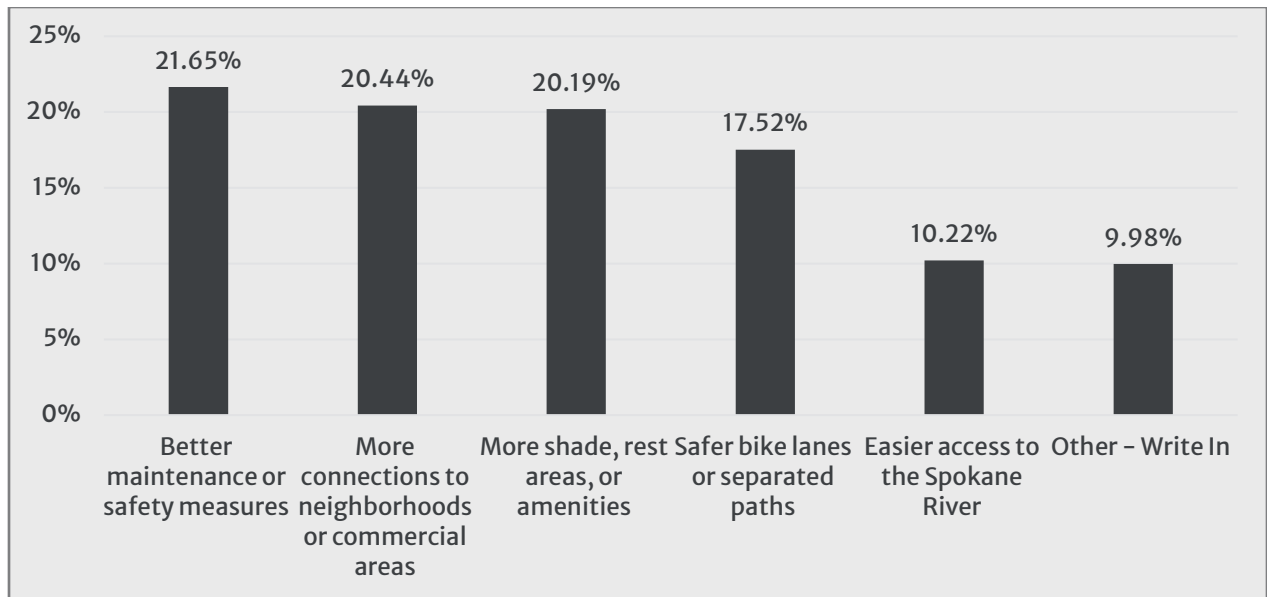


Figure 18. What would encourage you to use the trail systems or walk/bike more often? Select your top 3.

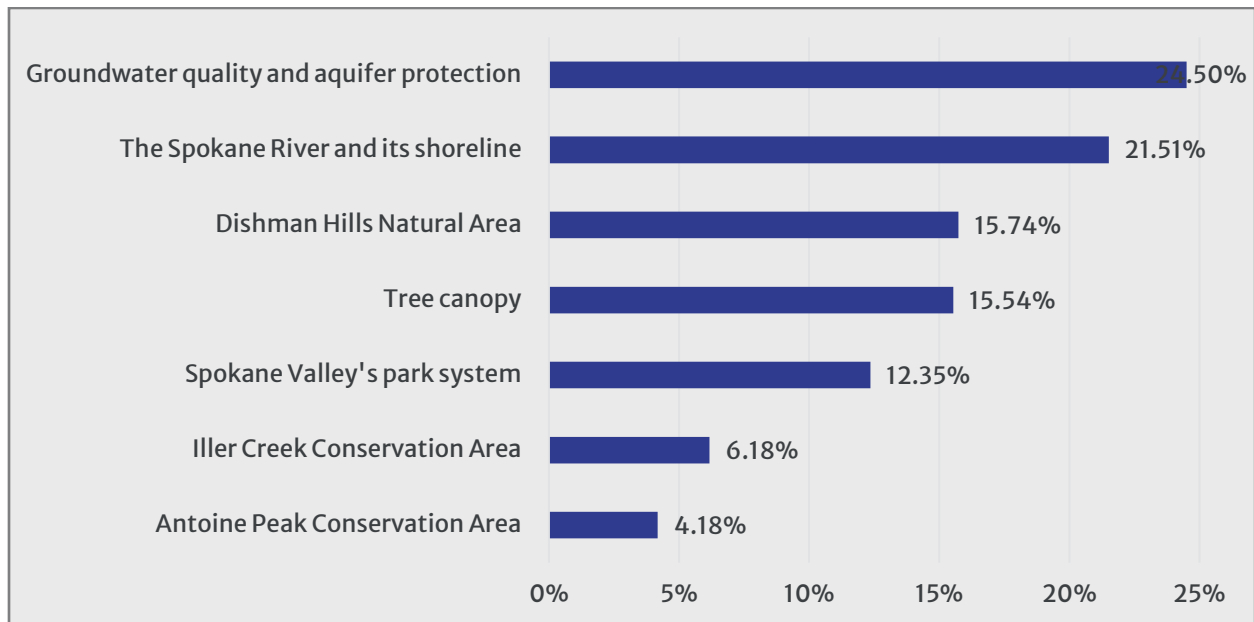


Figure 19. Which of these features are most important to you? Select your top 3.



Table 9. How concerned are you about the following local and regional extreme weather and weather-related hazards in your community? Please indicate your level of concern per hazard.

	Extremely concerned	Moderately concerned	Somewhat concerned	Slightly concerned	Not at all concerned
Rising temperatures: More extreme heat days and higher annual temperatures	33%	26%	13%	8%	21%
Wildfire and Wildfire Smoke: Moderate wildfire risk with more unhealthy air quality days	52%	26%	13%	7%	2%
Precipitation and Flooding: Heavier rainfall in winter, spring, and fall which increases flooding risk	5%	19%	19%	24%	32%
Drought: Reduced snowpack increasing summer drought risk	32%	31%	17%	9%	11%
Stream Temperatures: Warmer water and low summer streamflow impacts fish and animals	21%	33%	19%	16%	11%



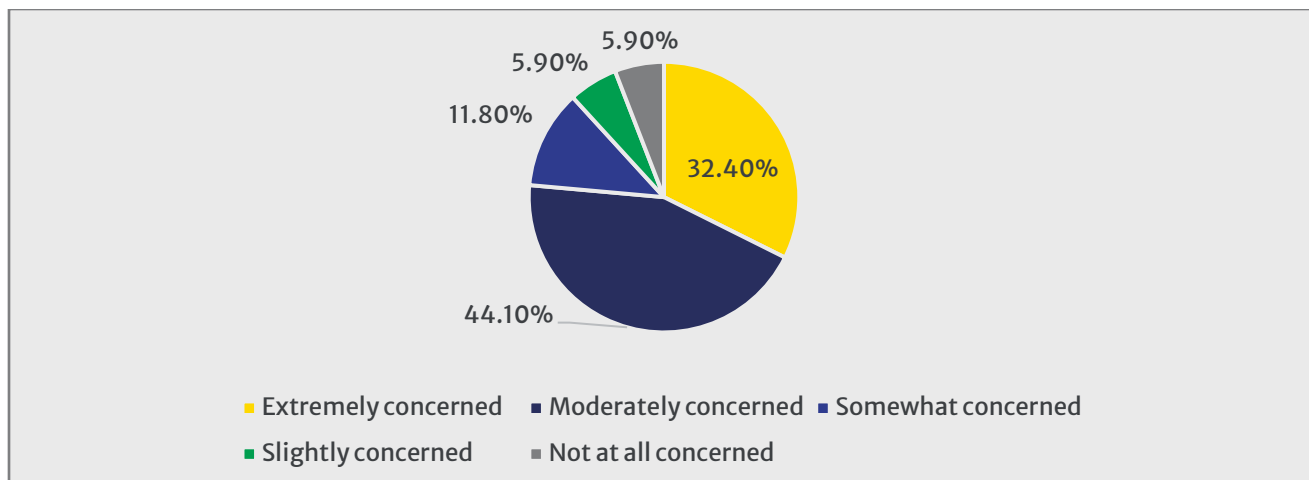


Figure 20. How concerned are you about extreme weather and climate-related hazards- including changing precipitation, changing stream temperatures and stream flow, flooding, rising temperatures, wildfire, and wildfire smoke- in the City of Spokane Valley?

Table 10. How concerned are you about the impacts of extreme weather events, such as the ones mentioned above, on the following areas:

	Extremely concerned	Moderately concerned	Somewhat concerned	Slightly concerned	Not at all concerned
Social Vulnerability and Public Health	23%	23%	22%	14%	17%
Community Resources and Public Services	20%	26%	21%	16%	18%
Parks, Recreation, & Open Space	21%	27%	16%	17%	18%
Tree Canopy	24%	26%	19%	12%	18%
Water Resources	35%	29%	17%	12%	7%
Utility Infrastructure	16%	35%	25%	14%	11%
Housing	13%	26%	21%	20%	20%
Transportation	8%	20%	16%	22%	34%



Table 11. Below is a list of options to reduce climate pollution (greenhouse gas emissions) in the City of Spokane Valley. Which ones do you think should be priorities for the city in its Comprehensive Plan? Rank them in order of priority, with 1 being the most important.

Option	Average Rating
More parks, trees, and open spaces to improve quality of life and support natural areas	1
Land use patterns that encourage compact development, mixed uses, and walkability to daily needs – while ensuring housing affordability so that residents of all income levels can live in the City of Spokane Valley	2
Recycling, composting, sustainable consumption (e.g., reuse, low-carbon materials)	3
Transitioning to renewable energy sources (e.g. solar)	4
Sustainable City operations (e.g. buying local, greening events, energy efficiency retrofits)	5
Energy-efficient buildings (e.g. more efficient heating/cooling, energy efficiency measures)	6
Alternative transportation infrastructure (e.g. bus stops and service, bike lanes, sidewalks, and safe street crossings)	7
Electric and zero emission vehicles (including charging infrastructure)	8



Table 12. Below is a list of options to strengthen the City of Spokane Valley’s ability to prepare and respond to natural hazards, extreme weather, and other risks. Which ones do you think should be priorities for the city in its Comprehensive Plan? Rank them in order of priority, with 1 being the most important.

Option	Average Rating
Protecting and enhancing the resilience of natural ecosystems such as creeks, rivers and forests	1
Land use policies that increase the resilience to natural hazards (e.g., development restrictions in flood-prone and wildfire-prone areas)	2
Green infrastructure and low impact development practices (e.g., reducing paved surfaces, using swales to handle stormwater run-off)	3
Efforts to ensure all residents have access to basic needs like healthy food, affordable heating and cooling, and equitable access to outdoor spaces	4
Emergency preparedness and response efforts for extreme weather events and other hazards that are expected to become more severe and frequent (e.g., wildfires, flooding, extreme heat)	5
Urban heat resilience strategy that includes land use, urban design, urban greening, and waste heat reduction actions	6
Supporting local businesses and the local economy in emergency preparedness	7
Protection of valued community assets such as parks and recreation facilities from risks such as flooding and wildfire (e.g., upgrading infrastructure, considering relocation or replacement)	8



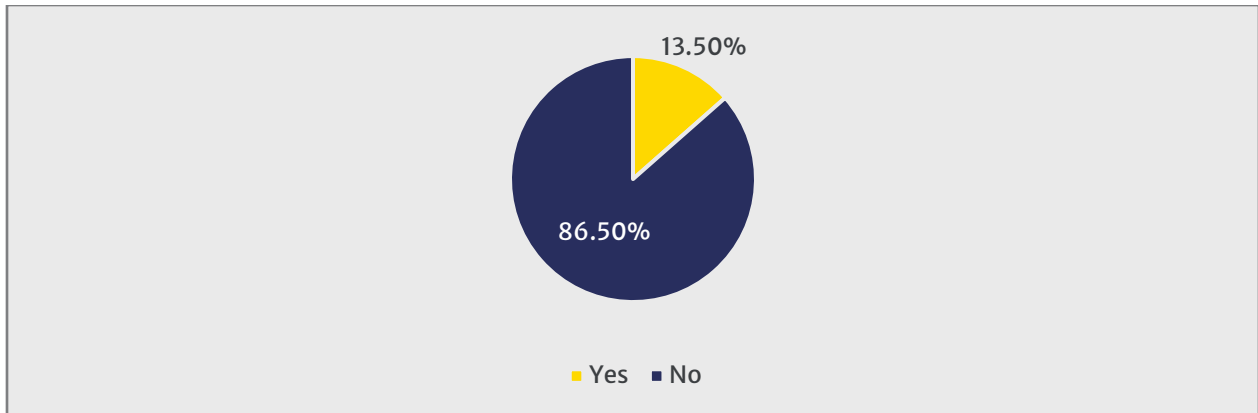


Figure 21. Do you own a business in the city?

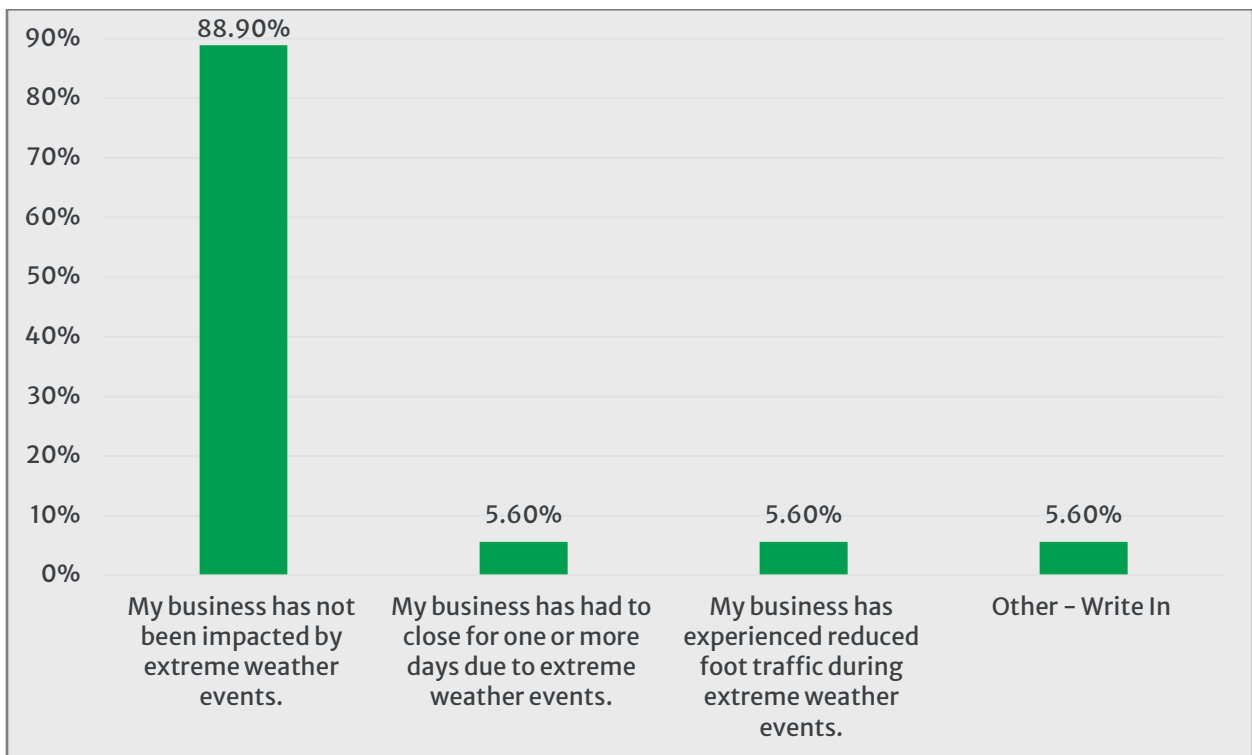


Figure 22. If you do own a business in the city, how has your business been impacted by extreme weather events? Select all that apply.



Table 13. Below is a list of options to reduce energy costs, improve air quality, and promote efficient land use in the City of Spokane Valley. Which ones do you think should be priorities for the city in its Comprehensive Plan? Select your top 3 priorities.

Option	Percent
More parks, trees, and open spaces to improve quality of life and support natural areas	60.3%
Land use patterns that encourage compact development, mixed uses, and walkability to daily needs – while ensuring housing affordability so that residents of all income levels can live in the City of Spokane Valley	47.9%
Alternative transportation infrastructure (e.g. bus stops and service, bike lanes, sidewalks, and safe street crossings)	31.5%
Recycling, composting, sustainable consumption (e.g., reuse, low-carbon materials)	31.5%
Energy-efficient buildings (e.g. more efficient heating/cooling, energy efficiency measures)	28.8%
Sustainable City operations (e.g. buying local, greening events, energy efficiency retrofits)	23.3%
Transitioning to renewable energy sources (e.g. solar)	17.1%
Other – Write In	8.9%
Electric and zero emission vehicles (including charging infrastructure)	8.2%



Table 14. Below is a list of options to strengthen the City of Spokane Valley's ability to prepare and respond to natural hazards, extreme weather, and other risks. Which ones do you think should be priorities for the city in its Comprehensive Plan? Select your top 3 priorities.

Option	Percent
Emergency preparedness and response efforts for extreme weather events and other hazards that are expected to become more severe and frequent (e.g., wildfires, flooding, extreme heat)	50.0%
Land use policies that increase the resilience to natural hazards (e.g., development restrictions in flood-prone and wildfire-prone areas)	45.8%
Protecting and enhancing the resilience of natural ecosystems such as creeks, rivers and forests	41.5%
Efforts to ensure all residents have access to basic needs like healthy food, affordable heating and cooling, and equitable access to outdoor spaces	38.7%
Supporting local businesses and the local economy in emergency preparedness	26.8%
Green infrastructure and low impact development practices (e.g., reducing paved surfaces, using swales to handle stormwater run-off)	25.4%
Urban heat resilience strategy that includes land use, urban design, urban greening, and waste heat reduction actions	24.6%
community assets such as parks and recreation facilities from risks such as flooding and wildfire (e.g., upgrading infrastructure, considering relocation or replacement)	16.9%
Other - Write In	2.1%



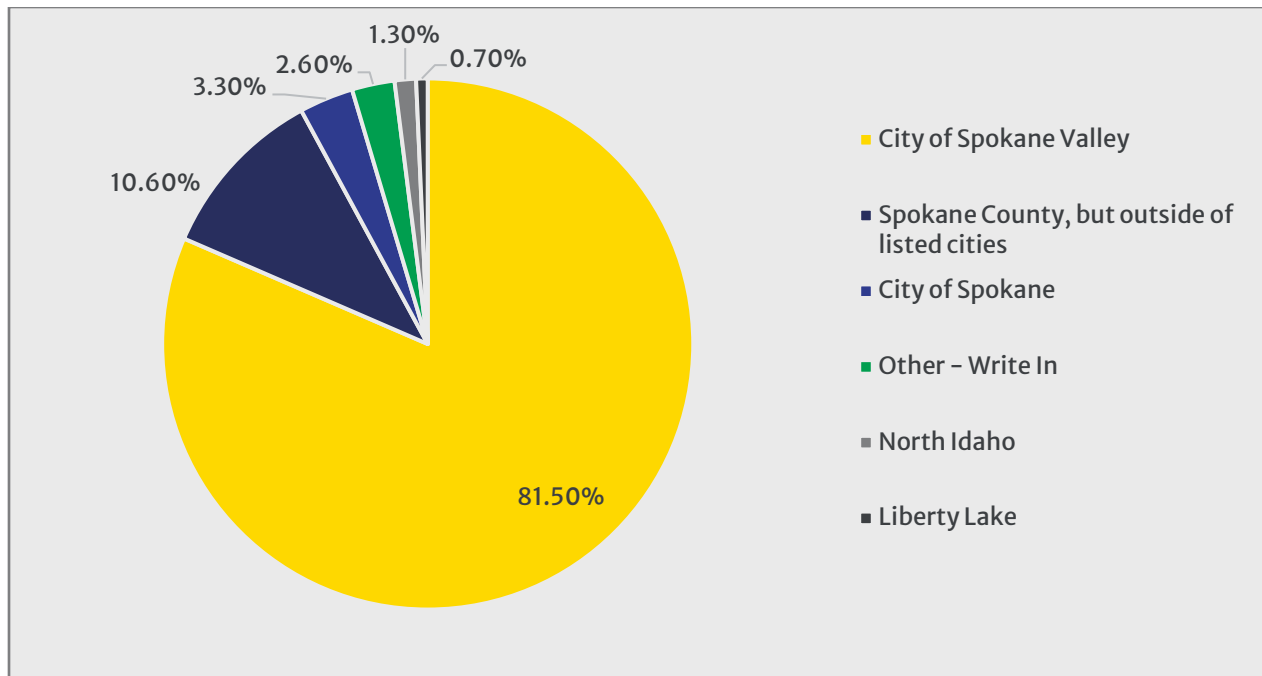


Figure 23. Where do you live?

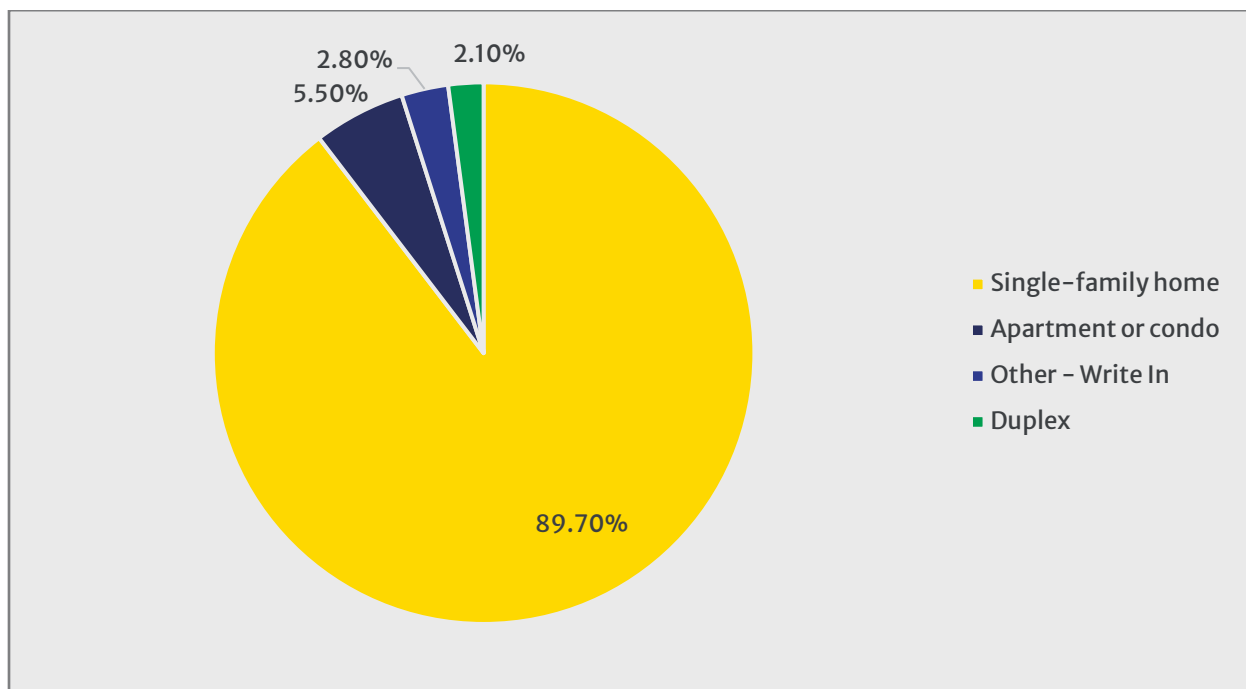


Figure 24. What best describes your current housing type in Spokane Valley?



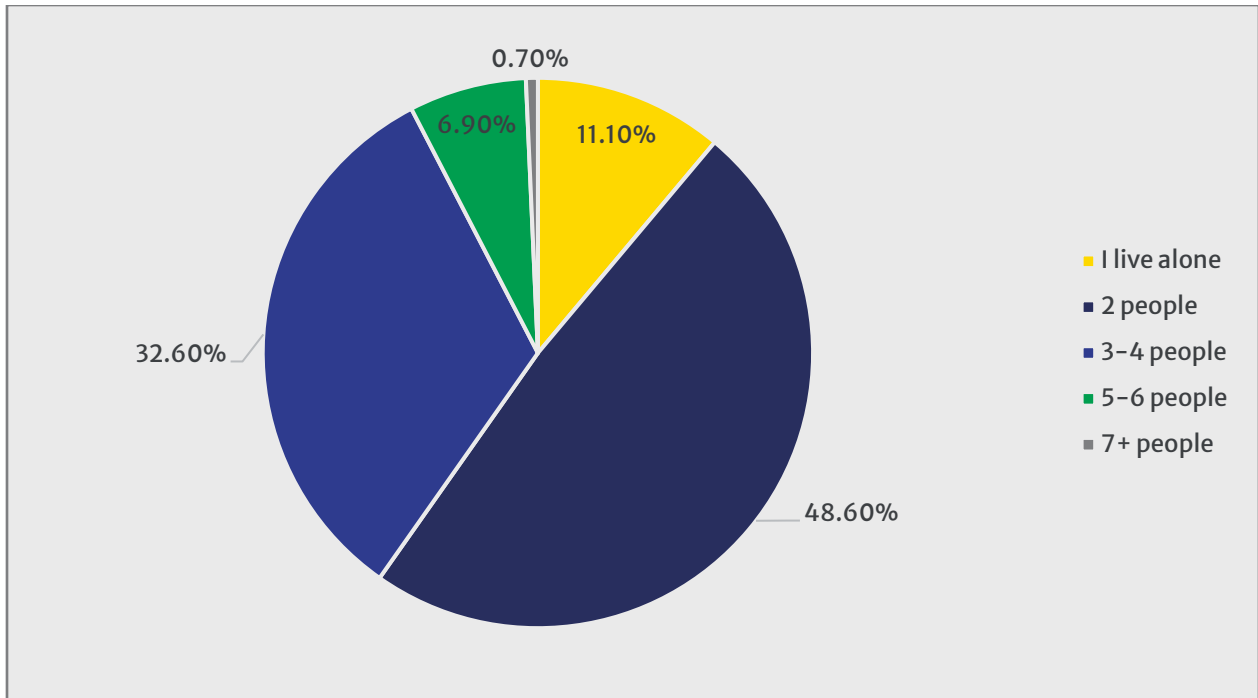


Figure 25. How many people live in your household?

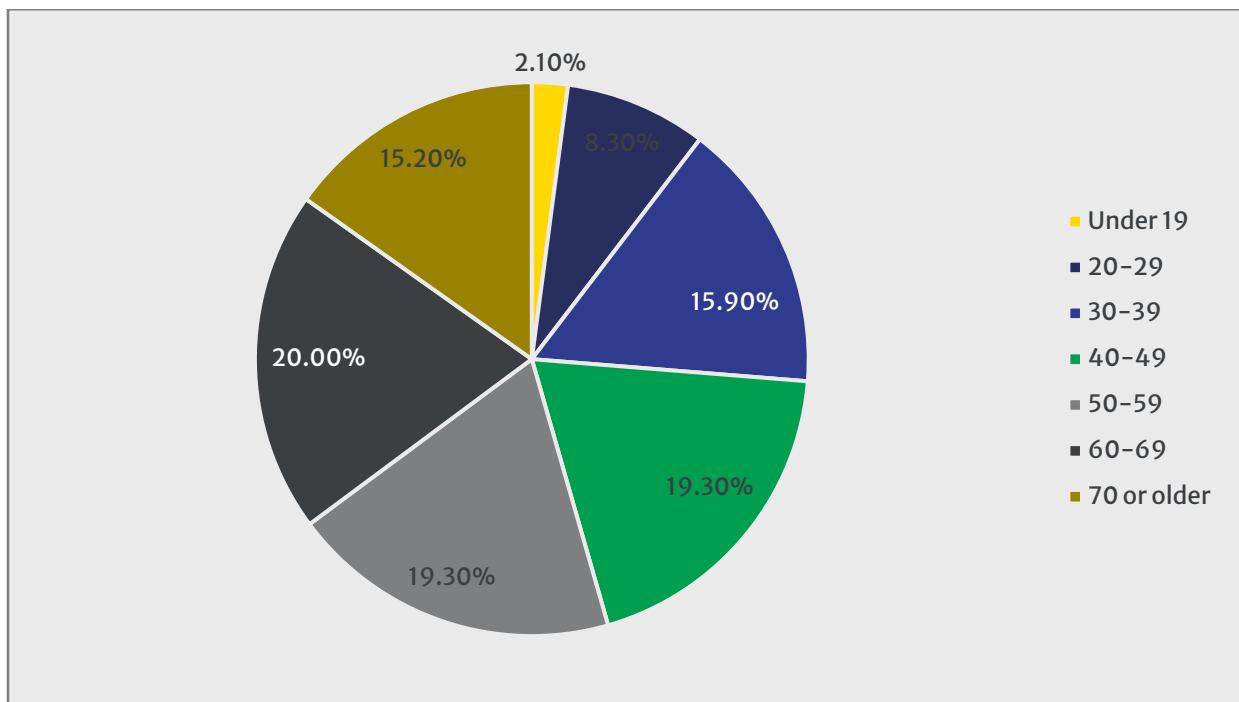


Figure 26. What is your age range?



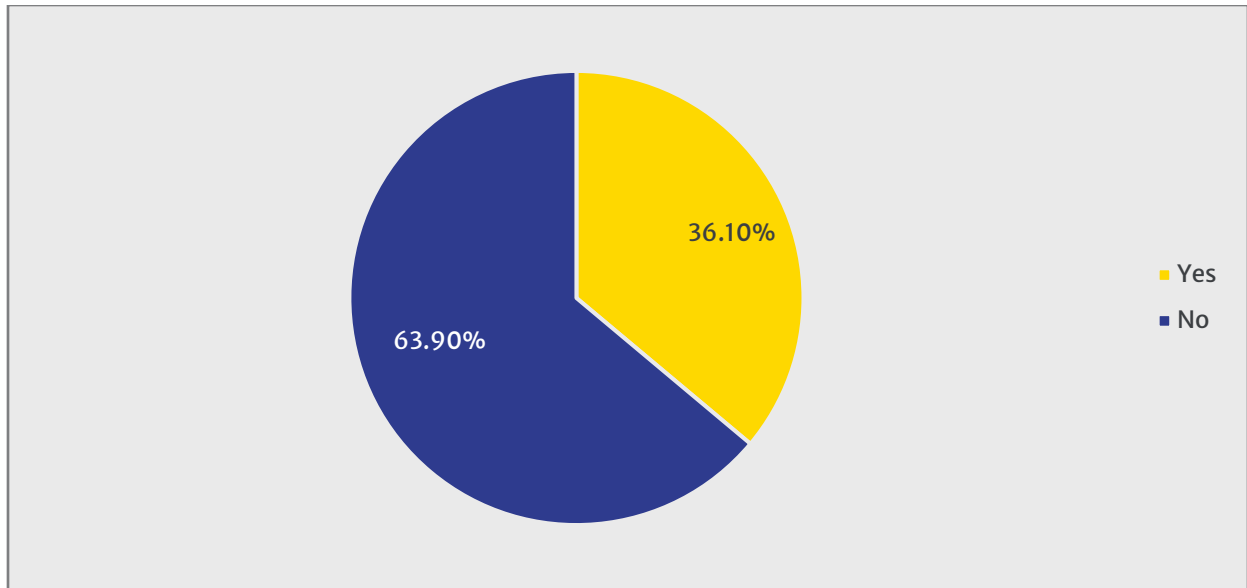


Figure 27. Do you have dependent children currently living within your household?

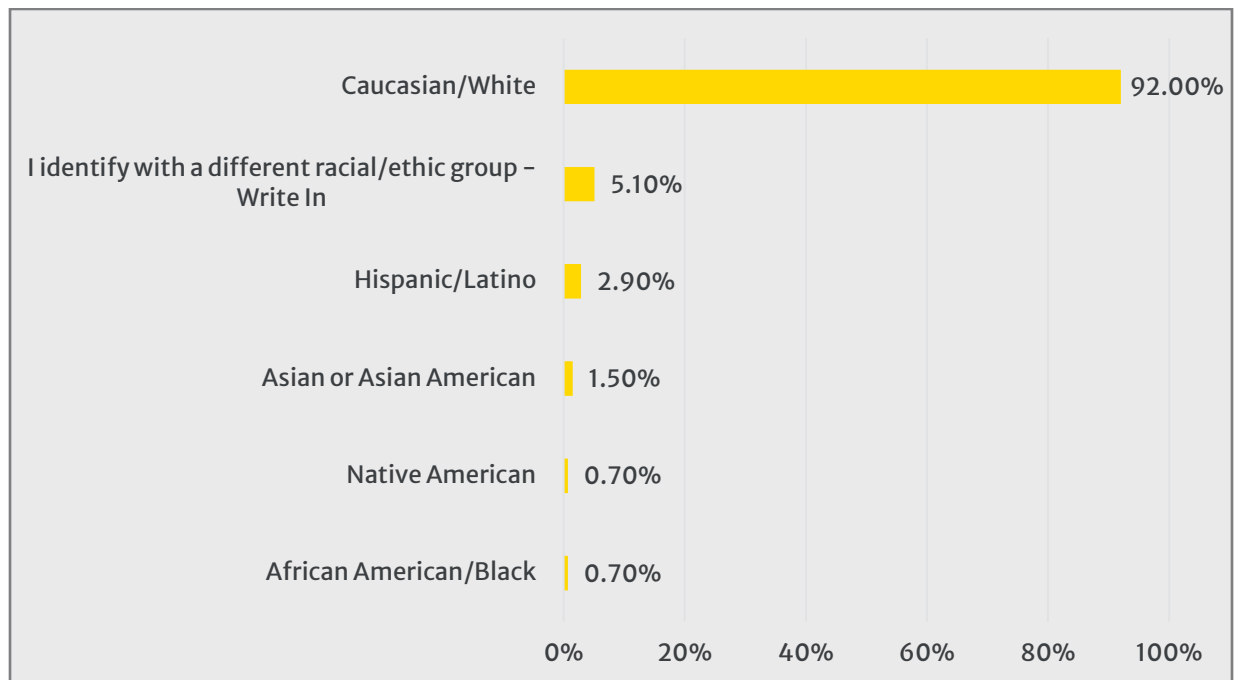


Figure 28. What ethnic or racial group do you identify with? Select all that apply.



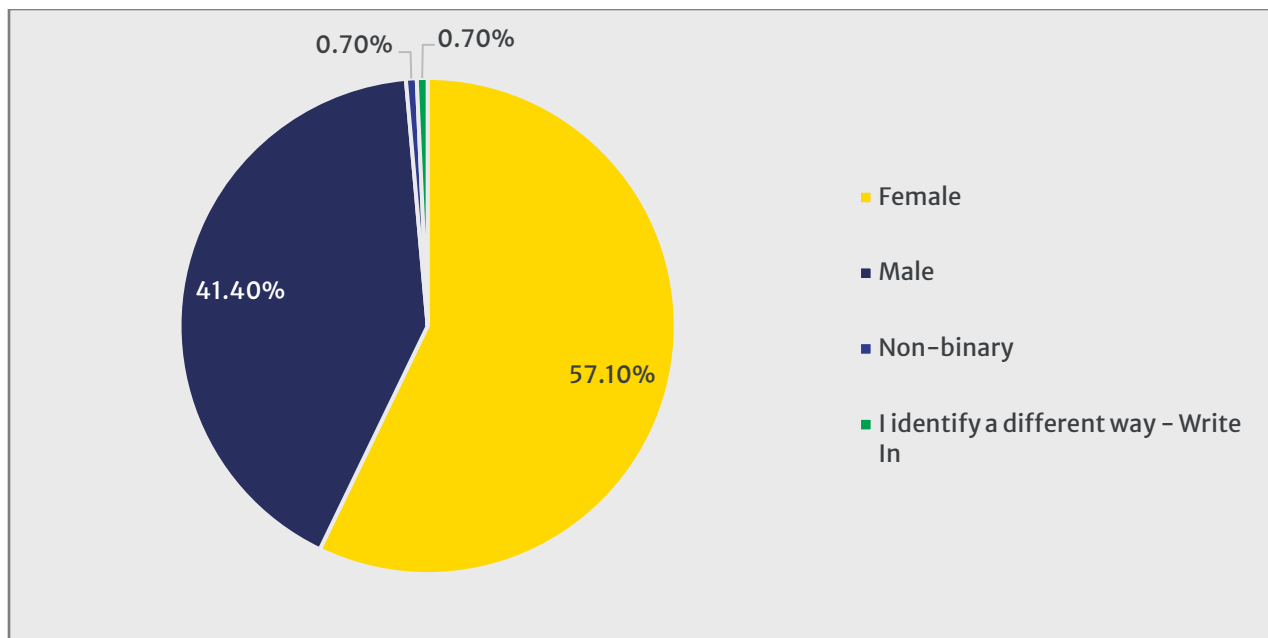


Figure 29. What is your gender?

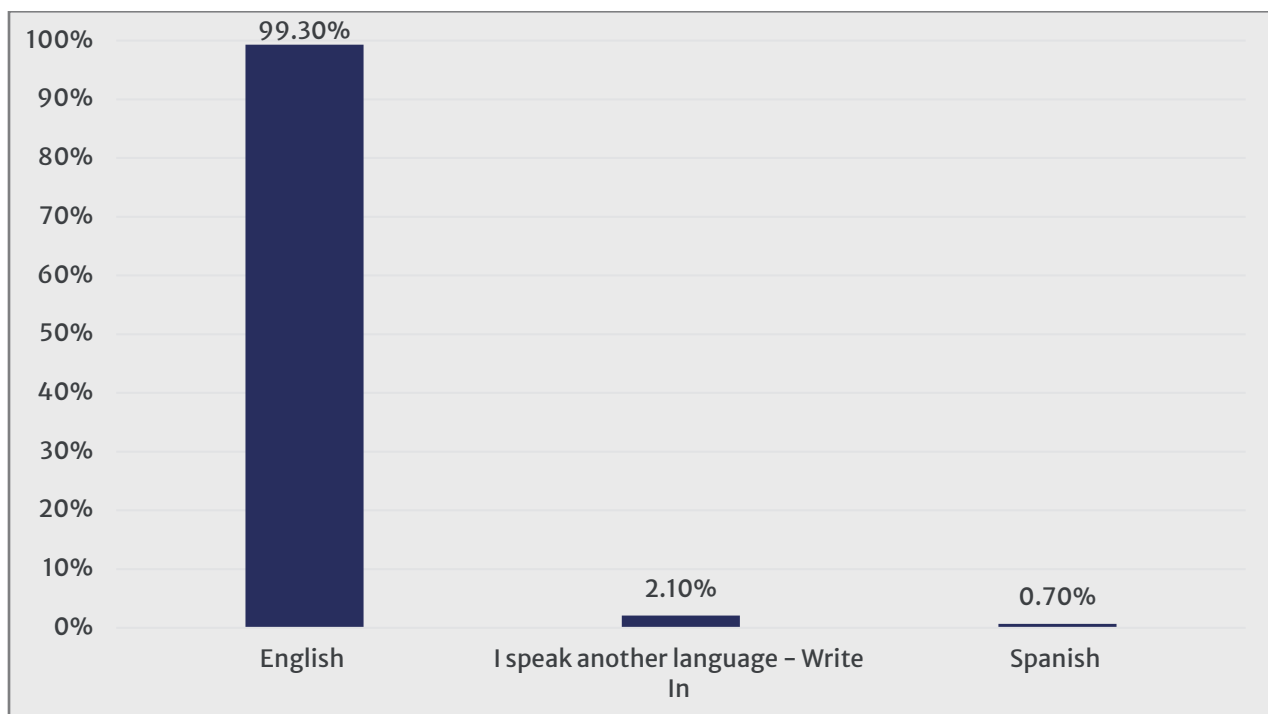


Figure 30. What languages are most often spoken in your home? Select any that apply.



Conclusion

The Spokane Valley Comprehensive Plan Survey and Mini-Polls provided valuable insight into community priorities for the city's future. Residents envision Spokane Valley as a family-friendly community with strong local businesses, accessible parks, and a well-balanced approach to growth. Respondents emphasized the importance of maintaining public safety, improving transportation options, and ensuring housing affordability while preserving the city's small-town character. Environmental resilience and preparedness for extreme weather were also identified as growing priorities. Overall, the feedback reflects a community that values livability, sustainability, and inclusivity as Spokane Valley plans for 2046 and beyond.

