



Spokane Plan Commission Agenda

April 24, 2019

2:00 PM to 5:00 PM

City Council Chambers

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:30	1) Approve April 10, 2019 meeting minutes	All
	2) City Council Report	Kate Burke
	3) Community Assembly Liaison Report	Patricia Hansen
	4) President Report	Todd Beyreuther
	5) Transportation Sub-Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

Workshops:

2:30 – 2:45	1) Citywide Capital Improvement Program	Crystal Marchand
2:45 – 3:15	2) Browne's Addition Design Standards	Megan Duvall
3:15 – 3:45	3) Renaming of East Central Community Center	Alex Reynolds

Adjournment:

Next Plan Commission meeting will be on May 8, 2019 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: 5s465B7g

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Spokane Plan Commission - Draft Minutes

April 10, 2019

Meeting Minutes: Meeting called to order at 1:59 PM

Attendance:

- Board Members Present: Carole Shook, Sylvia St. Clair, Michael Baker, John Dietzman, Todd Beyreuther, Greg Francis, Chris Batten, Kate Burke (City Council Liaison)
- Board Members Not Present: Diana Painter, Patricia Hansen (Community Assembly Liaison)
- Staff Members Present: James Richman, Amanda Winchell, Heather Trautman, Kevin Freibott, Melissa Wittstruck, Louis Meuler, Colin Quinn-Hurst, Logan Camporeale, Teri Stripes, Brandon Blankenagel

Public Comment:

None

Briefing Session:

Minutes from the March 27, 2019 approved unanimously.

1. Community Assembly Liaison Report - Patricia Hansen

- None

2. Commission President Report - Todd Beyreuther

- None

3. Transportation Subcommittee Report - John Dietzman

- Mayor Condon spoke to the subcommittee about Senator Billig's request to have bike lanes on Sprague.
- Committee went over the 6-Year Program Consistency review.
- Brandon Blankenagel with Capital programs provided an update on the shared mobility program plan. City Council has had a lot of discussion on the helmet laws surrounding the shared bicycles and scooter program.

4. City Council Liaison- Kate Burke

- Peter Moskowitz, the author of "How to Kill a City" will be here on May 22nd. The tentative plan while he is here includes, coming to see Plan Commission, taking a tour of the city and holding a collaborative event that he will speak at then there will be a discussion panel that will interview him on the issues that surround our city.
- Senator Billig placed a provision in the budget for the transportation plan requiring a bike trail be implemented in the Sprague project.
- STA received their funding to complete the Central City Line project.

5. Secretary Report- Heather Trautman

- Colin Quinn-Hurst has been hired as the New Bicycle Pedestrian Planner and he started with the City on Monday.
- The Amendment to Map TR12, Comprehensive Plan Chapter 4, Relating to section of Crestline Street, File Z19-070COMP will be heard in May by the City Council.
- Volunteers of America has welcomed the Commission to come by for a tour. Council Member Kate Burke will help facilitate this activity.
- Requested that the Commissioners complete the Survey Monkey that was sent out to members via email to select a date that works best for the Commissioners to meet with City Council for the Joint Study Session.
- Bill 1923, which will affect the minimum density requirements of the City, is likely to pass within the next week.
- Bill 5812, which effects accessory dwelling units. The city will have to have any amendments to the code surrounding accessory dwelling units completed by 2021 in order to comply with the new regulations.
- The draft document for the corner lot split project is almost ready to move forward to the neighborhoods.
- The Adhoc committee will start meeting next Tuesday and will meet for the next three Tuesday's to discuss, LU 1.8.
- The American Planning Association conference at Priest Lake is coming up. If commissioners are interested in participating they need to email Amanda Winchell.

Workshops:

1. 6-Year Program Consistency Review

- Presentation provided by Brandon Blankenagel with City of Spokane Integrated Capital Management
- Questions asked and answered
- Discussion ensued

2. University District Master Plan Update

- Presentation provided by Melissa Wittstruck with the City of Spokane Neighborhood & Planning Services Department
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 4:51 PM

Next Plan Commission Meeting is scheduled for April 24, 2019

DRAFT

BRIEFING PAPER
City of Spokane
Plan Commission Briefing
April 24, 2019

Subject

Browne's Addition Historic District Overlay Zone

Background

In 2015, the Browne's Addition Neighborhood Council (BANC) started a conversation with the City's Historic Preservation Office (HPO) to create a means to better protect the historic character of the neighborhood. While Browne's Addition has been a National Register Historic District since 1976, that designation does not offer the protection against demolition and general character features that a local listing would. In response to the BANC concerns, CM Kinnear instituted a short-term demolition moratorium within the neighborhood to give the HPO time to strategize a plan for Browne's Addition. Ultimately, the BANC decided that they wanted to pursue a Spokane Register of Historic Places historic district to both offer protection of historic resources through design review, while at the same time, provide incentives to property owners who significantly improve historic properties.

In order to create a large historic district, the SMC 17D.040 (Historic Preservation Ordinance) needed to be revised to allow for district creation through a vote of property owners within the proposed district. The ordinance revision passed City Council in February of 2018 and a new Historic Preservation chapter (SMC 17D.100) has been implemented.

The HPO received a grant in June of 2017 to hire an historic preservation consultant to create three documents – a nomination form, resources forms for each property within the district, and design standards and guidelines within the district. Each of those documents has been reviewed by both the BANC, property owners in the district, and the Spokane Historic Landmarks Commission:

- [Browne's Addition Spokane Register Historic District Nomination Form](#)
- [Browne's Addition Resource Forms](#)
- [Browne's Addition Design Standards and Guidelines](#)

Borth Preservation Consultant, LLC and local partner, Betsy Bradley were contracted in May of 2018 to both engage the neighborhood partners and create the documents above. The HPO is currently taking neighborhood comments on the final drafts and working with internal stakeholders and agency reviewers to put together the final documents prior to beginning the balloting process.

The HPO has led efforts to engage the neighborhood with the following outreach activities targeted to both district property owners and residents including the creation of a project website (11/30/16); at least ten public meetings with stakeholders and BANC, committee members, and volunteers; an online survey

specific to the design standards and guidelines questions (53 responses); two first class mailings to all property owners within the district; social media posts ('Spokane Historic Landmarks' is the HPO Facebook page); and press releases.

The neighborhood driven creation of the historic district will allow for:

- Regulation of changes to the exteriors of existing properties when a building permit is sought through the Certificate of Appropriateness (CoA) application process by the HPO and/or the Spokane Historic Landmarks Commission
 - Most decisions can be made at the staff level based on the design standards and guidelines, but larger projects with more extensive changes would be heard at a public hearing by the SHLC
- Regulation of demolitions of "contributing" structures within the district through a CoA application
 - Requires a public hearing of the SHLC
- Design review of new construction within the district based on a framework created for compatibility in the district (pg. 67 of the Design Standards and Guidelines document)

The district is not a tool to limit growth in this high density residential neighborhood, rather, it is a way that the neighborhood can participate in a public process geared toward appropriate changes as well as growth within the district. The Design Standards and Guidelines are extensive and meant to provide clear direction to both property owners and developers as they approach rehabilitation of historic resources or consider building something new in the neighborhood. By providing an avenue for public process and review of substantial changes to the neighborhood, the historic district designation gives citizens an opportunity to express their thoughts on proposals, but ultimately, decisions will be made by the Spokane Historic Landmarks Commission based on standards.

This proposal is directly in line with the City of Spokane Comprehensive Plan Chapter 8: Urban Design and Historic Preservation. Pertinent sections include:

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 1.2: New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood

DP 2.7: Historic District and Sub-Area Design Guidelines

Utilize design guidelines and criteria for sub-areas and historic districts that are based on local community participation and the particular character and development issues of each sub-area or historic district.

DP 3.10 Zoning Provisions and Building Regulations

Utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures.

DP 3.13 Historic Districts and Neighborhoods

Assist neighborhoods and other potential historic districts to identify, recognize, and highlight their social and economic origins and promote the preservation of their historic heritage, cultural resources, and built environment.

Action

The SHLC will review the final documents after the balloting is complete (and if the neighborhood votes 50% + 1 in favor of the district creation) and recommend approval of the historic district overlay to City Council. In summer of 2019, City Council will consider final adoption of the *Browne's Addition Historic District Overlay Zone* by ordinance.

The Plan Commission also has a role as a recommending body to City Council since this is a land use action with the creation of the overlay zone.

ORDINANCE NO. C - _____

An ordinance relating the adoption of the Browne's Addition Local Historic District Overlay Zone; adopting a new section to Chapter 17C. _____ of the Spokane Municipal Code.

WHEREAS, The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity; and

WHEREAS, The City of Spokane Comprehensive Plan requires that the city utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures; and

WHEREAS, The Browne's Addition Neighborhood Council contacted the Spokane Historic Preservation Office requesting that a local historic district be formed in the neighborhood; and

WHEREAS, The Browne's Addition Neighborhood Council and the Spokane City | County Historic Preservation Office conducted outreach efforts including multiple presentations, three workshops, a survey, and direct feedback from property owners; and

WHEREAS, after conducting extensive historic research and engaging the community for input and feedback, a Browne's Addition Local Historic District Nomination form, Browne's Addition Local Historic District Inventory Resource Forms, and Browne's Addition Design Standards and Guidelines have been developed for adoption of the district to the Spokane Register of Historic Places and for the formation of the Browne's Addition Historic District Overlay Zone; and

WHEREAS, _____ percent of the owner's of developable parcels within the district boundaries have voted in favor of forming the Browne's Addition Local Historic District Overlay Zone; - - Now, Therefore,

The City of Spokane does ordain:

Section 1. That there is adopted a new section 17C. _____ to chapter 17C. _____ of the Spokane Municipal Code to read as follows:

17C. _____ Browne's Addition Local Historic District Overlay Zone

A. Purpose.

This special overlay zone addresses the formation of a local historic district in Browne's Addition under section 17D.100.020. This overlay zone sets forth standards and guidelines that will maintain the historic character of the district through a design review process.

B. Designation of Districts.

Along with individual properties, contiguous groups of properties can be designated as local historic districts on the Spokane Register of Historic Places.

1. The process for designation of local historic districts is detailed in Chapter 17D.100.
2. Local historic districts are displayed as an overlay zone on the official zoning map and its title and purpose are adopted as an ordinance under Title 17C. [LINK TO MAP](#)

C. Design Review.

The design review process for the Browne's Addition Local Historic District helps insure any alterations to a building do not adversely affect that building's historic character and appearance, or that of the historic district. The process is conducted by the Spokane Historic Landmarks Commission as detailed in "Browne's Addition Historic District Design Standards and Guidelines."

1. The District Design Standards and Guidelines assist property owners through the design review process by providing the following:
 - a. District-wide design standards and guidelines,
 - b. Specific design standards and guidelines for single-family contributing structures,
 - c. Specific design standards and guidelines for multi-family contributing structures,
 - d. Specific design standards and guidelines for non-contributing structures,
 - e. Design standards and guidelines for new construction, and
 - f. Demolition review criteria for properties within the district
2. The Browne's Addition Design Standards and Guidelines require property owners to apply for and receive a Certificate of Appropriateness for proposed exterior changes to properties within the district as outlined in the Browne's Addition Historic District Design Standards and Guidelines and under sections 17D.100.200-220.

PASSED BY THE CITY COUNCIL ON _____, 2019.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

Dear Commissioners,

Pursuant to [City Administrative Policy 0325-14-05](#) and Plan Commission Resolution of Rules and Procedures on names for Public Plaza's, Squares, and Paces (dated July 9, 2014), the purpose of this letter is to initiate the process for the City of Spokane to consider a name change of the East Central Community Center (ECCC) located at 500 S. Stone Street, Spokane, WA 99202.

In accordance with [Exhibit A, Contract Deliverables](#), of the City's contract with the Martin Luther King Jr. Family Outreach Center, signed November 9, 2017, changing the name of the ECCC must be conducted via a public process and is subject to city approval. Per the above referenced Resolution, the Plan Commission may be directed by the City Council or requested by the Mayor, to use appropriate means available for public input and nominations of names of the particular location. The Resolution provides a process for the Plan Commission including holding such public meetings, workshops, and other public outreach events needed to obtain full input from the public on the list of names to be considered including neighborhood representatives and other City organizations.

Please initiate this process and provide a recommendation to the City Council for consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "David A. Condon". The signature is fluid and cursive, with the first name "David" being the most prominent part.

David A. Condon
Mayor



SPOKANE CITY COUNCIL
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3335
(509) 625-6255

Ben Stuckart
Council President

April 10, 2019

Mayor David Condon
808 W. Spokane Falls Boulevard
7th Floor
Spokane, Washington 99201

Dear Mayor Condon,

Per Administrative Policy 0325-14-05, I am proposing the East Central Community Center at 500 South Stone Street be renamed the Martin Luther King Jr. Community Center to honor the late civil rights icon who made significant and permanent contributions to the lives of all Americans and all residents of Spokane.

The East Central Neighborhood is one of the city's most diverse neighborhoods, home to current and historical community institutions like Bethel AME Church, Calvary Baptist Church, and the First German Baptist Church. Likewise, the management of the East Central Community Center by the Martin Luther King Jr. Family Outreach Center makes this proposed name even more timely and proper. The Martin Luther King Jr. Family Outreach Center's mission is to promote the values of Dr. King by "building a culturally diverse community with services and programs free of discrimination and accessible to all". This mission is consistent with the role of the City's East Central Community Center.

I support seeking further public input on this suggested name change for the East Central Community Center. Please let me know how I may help you in this process.

Sincerely,

Ben Stuckart
President, Spokane City Council

cc Heather Trautman, Director of Planning