



Spokane Plan Commission Agenda

Wednesday, February 10, 2021

2:00 PM

Virtual Teleconference

808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting - See Below For Information

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.
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Commission Briefing Session:

2:00 – 2:30	<ol style="list-style-type: none">1. Approve 1/21/2021 & 1/27/2021 meeting minutes2. City Council Report3. Community Assembly Liaison Report4. President Report5. Transportation Sub-Committee Report6. Secretary Report	All CM Lori Kinnear Mary Winkes Todd Beyreuther Clifford Winger Louis Meuler
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Board Business:

2:30 – 3:00	Plan Commission Work Program	Plan Commission
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Workshops:

3:00 – 3:10	1. 5th Ave. Initiative	Maren Murphy
3:10 – 3:30	2. 6 Year Street Program Update Review Workshop	Kevin Picanco
3:30 – 4:00	3. Housing Action Plan Update	Maren Murphy
4:00 – 5:30	4. Transit Oriented Development Project	Jason Graf

Adjournment: The next PC meeting will be held on Wednesday, February 24, 2021

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Plan Commission Meeting Information

Wednesday, February 10, 2021

In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Plan Commission meeting will be held on-line.

Members of the general public are encouraged to join the on-line meeting using the following information:

Meeting Password: PlanCommission	Join Webex Meeting Online: JOIN MEETING
	Tap to join from a mobile device (attendees only): +1-408-418-9388,,1462059622##
	Join by phone: +1-408-418-9388 United States Toll
	Global call-in numbers: https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af78645594_43420dee7b
Meeting Number (access code): 146 205 9622	Join from a video system or application: Dial sip:1462059622@spokanecity.webex.com You can also dial 173.243.2.68 and enter your meeting number.
	Join using Microsoft Lync or Microsoft Skype for Business Dial: sip:1462059622.spokanecity@lync.webex.com

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

Louis Meuler at plancommission@spokanecity.org

The audio proceedings of the Plan Commission meetings will be recorded, with digital copies made available upon request.

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Special Meeting of the Spokane Plan Commission - Draft Minutes

January 21, 2021

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

Attendance:

- Board Members Present: Todd Beyreuther(President), Greg Francis(Vice President), Michael Baker, Thomas Sanderson, Carole Shook, Sylvia St. Clair, Diana Painter, Jo Anne Wright, Lori Kinnear (City Council Liaison), Mary Winkes (Community Assembly Liaison), Clifford Winger
- Board Members Not Present:
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill, Melissa Wittstruck, Nathan Gwinn, Kevin Freibott, Tirrell Black, Giacobbe Byrd

Public Comment:

None.

Briefing Session:

Minutes from the December 9, 2020 meeting approved unanimously.

1. City Council Liaison Report - Lori Kinnear

- Giacobbe Byrd, Legislative Assistant to CM Kinnear, reported in place of CM Kinnear. City Council is updating the Water Conservation Master Plan. A stakeholder group has been formed and the first community workshop is Jan. 21 at 6:00pm.

2. Community Assembly Liaison Report - Mary Winkes

- Ms. Winkes reported that Community Assembly has not met since December 9th.

3. Commission President Report - Todd Beyreuther

- President Beyreuther reported that there is a vacancy in Plan Commission. He announced that Clifford Winger is the new Chair of the Plan Commission Transportation Subcommittee.

4. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that he is now the Chair of the PCTS and will have his first meeting of the Plan Commission Transportation Subcommittee (PCTS) in February.

5. Secretary Report - Louis Meuler

- Mr. Louis reported that the Mayor's office is working on reappointing Michael Baker to Plan Commission and is also accepting applications for the Plan Commission vacancy. He also reported that there is an opportunity to participate in meetings with the National League of Cities to discuss improving the partnerships between local government and public health systems. There will be a series of meetings with the first meeting held January 27.

Commission Business:

1. Election of President

- Presentation provided by Plan Commission
- Questions asked and answered
- Discussion ensued
 - Carole Shook joined meeting at 2:21pm

Michael Baker moved to nominate Todd Beyreuther as President of the Plan Commission and Greg Francis as Vice President of the Plan Commission. Seconded by Sylvia St. Clair. Motion carries unanimously.

2. Appoint PC Members for Comp Plan Amendment Threshold Review Sub-Committee

- Presentation provided by Plan Commission
- Questions asked and answered.
- Discussion ensued.

Greg Francis motioned to move that Greg Francis, Michael Baker, and Thomas Sanderson join the Comprehensive Plan Amendment Threshold Review Subcommittee. Seconded by Sylvia St. Clair. Motion carries unanimously.

3. Plan Commission Sub-Committee for Downtown Plan Update

- Presentation provided by Plan Commission
- Questions asked and answered
- Discussion ensued
 - Diana Painter joined the meeting at 2:34pm.

Greg Francis motioned to move that Carole Shook, Greg Francis, Thomas Sanderson, Todd Beyreuther, and Michael Baker form a subcommittee to work on the Downtown Plan Update. Seconded by Clifford Winger. Motion carries unanimously.

Greg Francis motioned to suspend the agenda and begin the 2021 Work Program Discussion before the Shoreline Master Program Periodic Update (SMC 17E) workshop. Seconded by Thomas Sanderson. Motion Carries unanimously.

Workshop(s):

2021 Work Program Discussion

- Presentation provided by Louis Meuler
- Questions asked and answered
- Discussion ensued

Shoreline Master Program Periodic Update (SMC 17E)

- Presentation provided by Melissa Wittstruck and Ecology Staff
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 4:32 PM

Next Plan Commission Meeting scheduled for Wednesday, January 27, 2021

Spokane Plan Commission - Draft Minutes

January 27, 2021

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Thomas Sanderson, Carole Shook, Sylvia St. Clair, Diana Painter, Jo Anne Wright, Mary Winkes (Community Assembly Liaison), Clifford Winger
- Board Members Not Present: Michael Baker, Carole Shook, CM Kinnear
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill, Giacobbe Byrd, Nate Gwinn, Maren Murphy

Public Comment:

Darin Watkins, Realtor Association, commented on the low vacancy of housing stock in the city of Spokane and stated that the Realtor Association with local and national economists, is building a presentation about housing needs which includes information about low stock, population growth and numbers of listing of housing prices, and availability by price range.

Briefing Session:

1. **City Council Liaison Report - Lori Kinnear**
 - Legislative Assistant Giacobbe Byrd, standing in for CM Kinnear, reported resolution from City Council called "The First Hundred Days" is being considered and is an outline for the upcoming year. The Plan Commission 2021 Work Plan will be included in the adoption of this resolution.
2. **Community Assembly Liaison Report - Mary Winkes**
 - None
3. **Commission President Report - Todd Beyreuther**
 - President Beyreuther reported that Legislation is in session and that there are multiple Bills that may have an impact on Spokane's housing discussions and that it is timely to keep track of them in anticipation of them passing into law.
4. **Transportation Subcommittee Report - Clifford Winger**
 - Mr. Winger reported that the PCTS will meet on 2/2/21 and will discuss 6 Year Comprehensive Street program and Ray-Freya Crossover Project.
5. **Secretary Report - Louis Meuler**
 - Mr. Meuler reported that there have been 6 applications for the vacant position in Plan Commission and Michael Baker is still in process of being approved for another term on the Plan Commission.

Workshop(s):

1. **Downtown Plan Update**
 - Presentation provided by Nathan Gwinn and Frameworks Consultant Jeff Arango
 - Questions asked and answered
 - Discussion ensued
2. **Housing Action Plan**
 - Presentation provided by Maren Murphy

- Questions asked and answered
- Discussion ensued

- Michael Baker joined the meeting at 4:13pm

3. Continued 2021 Work Program Discussion

- Presentation provided by Plan Commission
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 5:00 PM

Next Plan Commission Meeting scheduled for Wednesday, February 10, 2021

Plan Commission 2021 Work Plan

2021 Projects			
Project Name	Start/Status	Plan Commission Review	Project Completion
2020 Development Code (UDC) Maintenance	In Progress	Q1-2021	Q2-2021
Downtown Plan Update	In Progress	Q1-2021	Q2-2021
* - Downtown Plan & North Bank Implementation as needed: Codes and Guidelines	Q3-2021	Q4-2021	Q1-2022
Housing Action Plan	Q4-2019	Q1-2021	Q2-2021
* Phase I - Housing Action Plan Implementation - Missing Middle Housing	Q2-2020	Q4-2021	On-going
Housing Policy Implementation Placeholder	TBD	TBD	TBD
Design Guidelines – Shoreline, Public Projects, PUD, Skywalk, etc.	In Progress	Q2-2021	Q3-2021
Capital Facilities Chapter Update - Water	In Progress	Q3-2021	Q4-2021
Capital Facilities Chapter Update - Sewer	TBD	TBD	TBD
Highway 2 - West Plains Transportation Study - WSDOT Lead	In Progress	Q2-2021	Q3-2021
U.S. 195 / I-90 Transportation Study - SRTC Lead	In Progress	Q3-2021	Q4-2021
Division Street Study - SRTC Lead	In Progress	Q3-2021	Q4-2021
Central City Line TOD Overlay Plan Implementation	Q1-2021	Q3-2021	Q4-2021
Transit Oriented Development Framework for Centers and Corridors - I.E. Monroe / 9th and Perry	Q1-2021	Q3-2021	Q4-2021
2021 Unified Development Code Clean-up	Q1-2021	Q3-2021	Q4-2021
New Priority Project	Q3-2021?	TBD	TBD

2021 Mandated / Annual Projects			
6-Year Transportation Program Update	Q4-2020	Q2-2021	Q2-2021
6-Year City-Wide Capital Program Update	Q2-2021	Q3-2021	Q4-2021
2020 / 2021 Comp Plan Amendments - 9 Applications	Q4-2020	Q2/Q3 - 2021	Q4-2021
Shoreline Master Plan Update	Q2-2020	Q1-2021	Q2-2021
Flood Plain Regulation Update	Q2-2021	Q3-2021	Q4-2021

Notes:

Remaining Neighborhood Plans - Minnehaha, Shiloh Hills, Balboa / S. Indian Trail, Latah/Hangman

Spokane County Urban Growth Area Mandatory Review - 2025

WA State Periodic Comprehensive Plan Update - June, 2026

Next WA State Shoreline Program Update - June, 2030

BRIEFING PAPER
Plan Commission Workshop
5th Avenue Initiative
February 10, 2021

Subject

Residents, businesses, and community leaders are engaging with the City of Spokane in a neighborhood-led effort to revitalize East 5th Avenue between Liberty Park and Thor/Freya in the East Central neighborhood. The outcome is an action-oriented strategy with priorities to leverage community assets, programs, and services. This multi-faceted project reflects the diversity of East Central Spokane, and the outcome supports efforts to foster neighborhood identity and enhance the quality of life for citizens and businesses along the 5th Avenue corridor.

Project Update

The project convened a stakeholder group through a series of three stakeholder roundtables and two community forums in late 2019 and early 2020 to explore community priorities and identify action items for improvement. Discussions centered on resident and stakeholder leadership, emphasized community services and programs, and focused on building partnerships, collaboration, and community ownership of the initiative.

The outcome is a community vision and strategy that is inclusive and unified, and provides strategic actions for improvements, programming, and community building along 5th Avenue. The 5th Avenue Initiative was paused due to the COVID-19 pandemic in 2020, but community emphasis has continued to push forward for adoption by resolution in 2021.

View the draft community strategy and meeting materials on the project page:
<https://my.spokanecity.org/projects/5th-avenue-initiative/>

Background

The 5th Avenue Initiative builds on previous efforts in 2016 and 2017 with an updated community-driven approach and commitment to ensuring diversity is represented. The City resumed the process in 2019 with a focus on communication and relationship bridging, hiring community leader Pastor Rodney McAuley to help facilitate the discussion.

Plan Commission Consideration:

The draft community strategy will be reviewed by the Plan Commission and then forwarded to City Council for consideration of adoption by resolution in early 2021.

5TH AVENUE

COMMUNITY STRATEGY

DRAFT - FEBRUARY 2021



Mural by Ellen Picken @ Fresh Soul

Prepared in partnership with

CITY OF SPOKANE NEIGHBORHOOD AND PLANNING SERVICES
5TH AVENUE INITIATIVE STAKEHOLDERS



ACKNOWLEDGEMENTS

The 5th Avenue Community Strategy was developed through the collaborative efforts of the 5th Avenue neighborhood residents, businesses, community organizations, agency partners, and the City of Spokane.

Project Team

Pastor Rodney McAuley, Spokane Youth for Christ, Community Facilitator
Maren Murphy, City of Spokane, Project Coordinator
Rev. Lonnie Mitchell, Bethel AME Church, Emmanuel Family Life Center
Kiantha Duncan, Community Leader
Charlene Kay, Washington Department of Transportation

Participants

Kathryn Alexander, District 1 Neighborhood Councils
Jim Andrews, Community Member
Eric Blauer, Jacob's Well Church
Michael Brown, Fresh Soul, Southeast Reunion Association
Olivia Carel, The Lotus Spokane
Charina Carothers, Community Member
David Condon, Former Mayor
Dora Dalrymple, Spokane Public Library
Kristin Day, Community Member
Freda Gandy, MLK Jr. Outreach Center at East Central
Curtis Hampton, The Carl Maxey Center
Julia Havens, Washington Dept. of Commerce
Jerrall Haynes, Spokane School Board
Thomas Herrlinger, Spokane Public Library
Kim Hickman, Community Member
Chauncey Jones, Community Member
Kylee Jones, Community Member
Omy Karorero, Impanda

Jay Larson, Community Member
Sam Mace, Community Member
Randy McGlenn, East Central Neighborhood Council
Jennyfer Mesa, Latinos en Spokane
Erin Meuer, The Lotus Spokane
Debby Ryan, East Central Neighborhood Council
Carole Shook, Southeast Day Care Center, Plan Commission
Trevor Skelton, Washington Dept. of Transportation
Karen Sutula, Southeast Reunion Association
George Thomsen, Community Member
Chris Venne, East Central Community Organization
Teresa Venne, East Spokane Kiwanis
Sam Bryen, The Lotus Spokane
Adell Whitehead, MLK Jr. Outreach Center at East Central
Betsy Wilkerson, District 2 City Council Member
Latrice Williams, Community Member
Sandra Williams, The Black Lens, The Carl Maxey Center
Wilhelmenia Williams, The Carl Maxey Center



City of Spokane

Nadine Woodward, Mayor

City Council

Breean Beggs, City Council President
Kate Burke, District 1 Council Member
Michael Cathcart, District 1 Council Member
Lori Kinnear, District 2 Council Member
Betsy Wilkerson, District 2 Council Member
Candace Mumm, District 3 Council Member
Karen Stratton, District 3 Council Member

Plan Commission

Todd Beyreuther, President
Greg Francis, Vice President
John Dietzman
Carole Shook
Sylvia St. Clair
Michael Baker
Diana Painter
Clifford Winger
Thomas Sanderson
Jo Anne Wright

Background and Overview

The 5th Avenue Initiative is a neighborhood-driven effort to revitalize East 5th Avenue between Liberty Park and Thor/Freya in the East Central neighborhood. In partnership with the City of Spokane, this project presents a community vision that is inclusive and unified. It provides strategic actions for improvements, programming, and community building along 5th Avenue. Reflecting the diversity of East Central, the outcome supports efforts to foster neighborhood identity and enhance the quality of life for residents at every life stage and economic condition, and to promote local businesses along the 5th Avenue corridor.

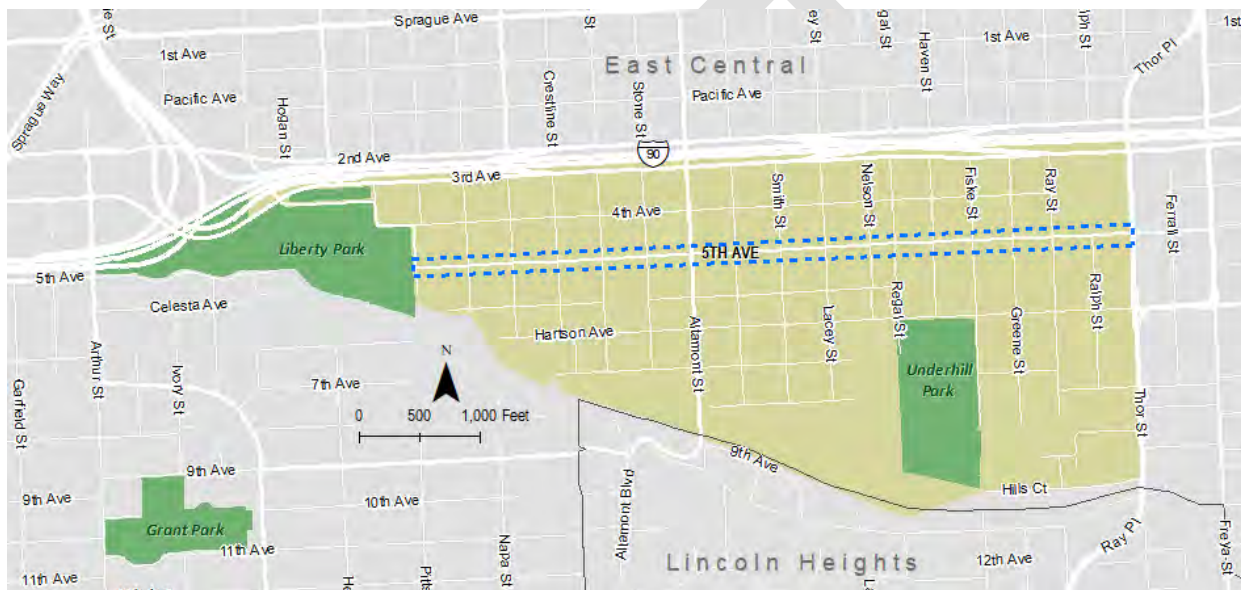


Figure 1. 5th Avenue Initiative Area.

Neighborhood History

East Central is one of the oldest and most diverse neighborhoods in Spokane. Developed in the late 1800s and early 1900s as a strong community of working-class and immigrant families, the neighborhood grew in connection with industrial development (Figure 2). It was the first neighborhood built east of the city's downtown core.ⁱ However, the financial success that prospered early did not last long.

Beginning in the 1920s, core industries declined after World War I and land values in East Central dropped. The Federal Housing Administration, which was established in 1934, refused to insure mortgages in and near African American, low income, and immigrant neighborhoods — a policy known as "redlining." The federal Home Owners' Loan Corporation (HOLC) created redlined maps to determine the kinds of mortgages it would insure in cities across the country, including in



Figure 2. Historic photos of 5th Avenue area. Left - Sheridan Grocery Store on 5th Avenue and Freya (1940). Right - Worker house on Altamont (1924). Source: Spokane Historical.

Spokane (Figure 3).ⁱⁱ This worked to segregate African American communities, making it difficult or impossible for people in certain areas to access mortgage financing and become homeowners and build equity. The maps identified East Central neighborhood as an area of limited funds and improvements, and by the 1950s it had become one of the poorest neighborhoods in Spokane along with other redlined neighborhoods in West Central and Hillyard. Still, East Central remained home not just to thousands of families from all different backgrounds, but hundreds of businesses which employed many of its residents. The struggles of the previous decades had left a robust, if less well-off, community.

This decline eventually made for cheap land and East Central became a focus for federal highway planners in the 1950s looking to develop the national system of highways. One of three options through Spokane, the interstate was routed through East Central with devastating and traumatic impacts for residents. The development of I-90 split the neighborhood into two sections north and south of the freeway, leveled over a thousand homes, and displaced residents—the majority of whom were African American and immigrant families. Liberty Park was the oldest and most elaborate city park in Spokane at the time, and a source of pride for the community. However, the park was destroyed when the City sold 26 of its 28 acres for the freeway (Figure 4). Due to traffic being redirected onto the freeway, nearly all the long-standing small businesses that served the neighborhood were forced to close.

This history of housing discrimination and legacies of racial and economic inequality have had long-lasting impacts on the 5th Avenue community and East Central neighborhood. Practices such as redlining, which was made illegal in the Fair Housing Act of 1968, and the impacts of highway construction created conditions of disinvestment. These have been reproduced across generations, leading to continued patterns of inequality that are still felt by residents today.

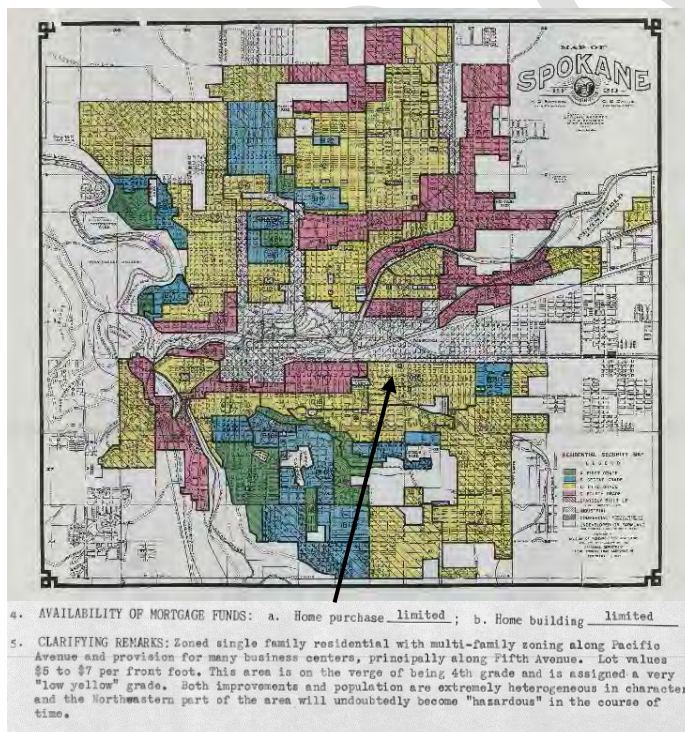


Figure 4. HOLC Redlining Map of Spokane, 1930s. Source: University of Richmond's Digital Scholarship Lab Mapping Inequality.



Figure 3. Liberty Park and the construction of I-90. Top: 1958. Bottom: 2018. Source: ESRI.

Honoring Heritage and Building Legacy

The 5th Avenue area in East Central remains a community of immense diversity: families and individuals at every stage of life; immigrant communities from all over the world; and residents of various backgrounds, races, ethnicities, faiths, and income levels (Figure 5). Though neighborhood demographics have evolved, the area is still one of the most diverse communities in Spokane, with 35% of residents as Black, Indigenous and People of Color—compared to 19% of residents citywide.ⁱⁱⁱ In particular, the area has been an important cultural center for the African American community for decades. In 1970, 20% of residents were Black or African American^{iv}; by 2019 this decreased to 9% while Asian, Native Hawaiian and Other Pacific Islander, multi-racial, and Hispanic/Latino populations increased during this time.

The 5th Avenue commercial area is reflective of this diversity, with businesses that are African American-owned, and organizations that support local immigrant communities like the Marshallese, Latino/Hispanic, and Russian-speaking communities. The area serves people from all backgrounds and income levels across the city and region, and this is an important value the residents want to preserve.

Businesses, community organizations, and churches have been working to revitalize 5th Avenue as a catalyst for a renewed vision in East Central. There has been much progress already, including the opening of Fresh Soul, the Carl Maxey Center, and SERA Youth Tutoring and Recreation Center. The Martin Luther King, Jr. Family Outreach Center moved into the East Central Community Center in 2018 to become the Martin Luther King Jr. Center at East Central. The campus is expanding with more space, SNAP, Community Colleges of Spokane's Head Start program, and with building the CHAS Dental Health Clinic connected to the Center. Starting in 2020, the Eastside Library will be rebuilt in Liberty Park with nearly double the space and will feature a Children's Zone programming space. The Children of the Sun Trail is planned to connect with the Centennial Trail and Ben Burr Trail through East Central, and the City recently invested in sidewalk improvements and planting new street trees along the 5th Avenue commercial area.

5th Avenue Initiative

In 2016, the community began engaging with the City under former Mayor David Condon's administration on a vision for 5th Avenue from Liberty Park to Thor/Freya. The 5th Avenue Initiative was identified as a priority focus for concerted efforts to counter decades of disinvestment. Discussions initially began with the challenge that the East Central neighborhood has never healed from the impact that the I-90 construction caused to the community. Nor does the community feel that this legacy has been adequately addressed. Community problems identified included an underutilized commercial area, lack of cultural identity, need for pedestrian and streetscape improvements, and lack of community coordination. The objective was to address past mistakes and reconnect residents and the neighborhood to opportunities that can strengthen and reinvigorate the community in culturally relevant ways.

5TH AVENUE AT A GLANCE

2,472 residents
1,039 housing units
933 households
53.7% of housing units are owner-occupied
\$40,924 median household income
24.9% of people below poverty level
36% of homeowners are cost burdened
64% of renters are cost burdened
35% of residents are people of color
15.6% of residents are foreign-born
19.6% residents speak another language at home
18% of residents have a disability
9% of housing units do not have a vehicle

Figure 5. Data from 2015-2019 American Community Survey, Census Tract 30.



Figure 6. Visionary words for 5th Avenue shared by stakeholders at a community forum.

The 5th Avenue area is at a unique crossroad. New investments both private and public are creating new opportunities, and community stakeholders have come together to articulate a strategy to build upon this momentum (Figure 6). The area's location is an important asset for residents and a strength to build from when considering strategies for neighborhood improvement. While signs of reinvestment are more visible, families who live in the neighborhood still face significant challenges. There is much concern about gentrification and displacement of current residents as changes come. Strategies that support people where they are at and work to enhance livelihoods for the whole community will help ensure everyone can achieve a successful life.

Development of the Community Strategy

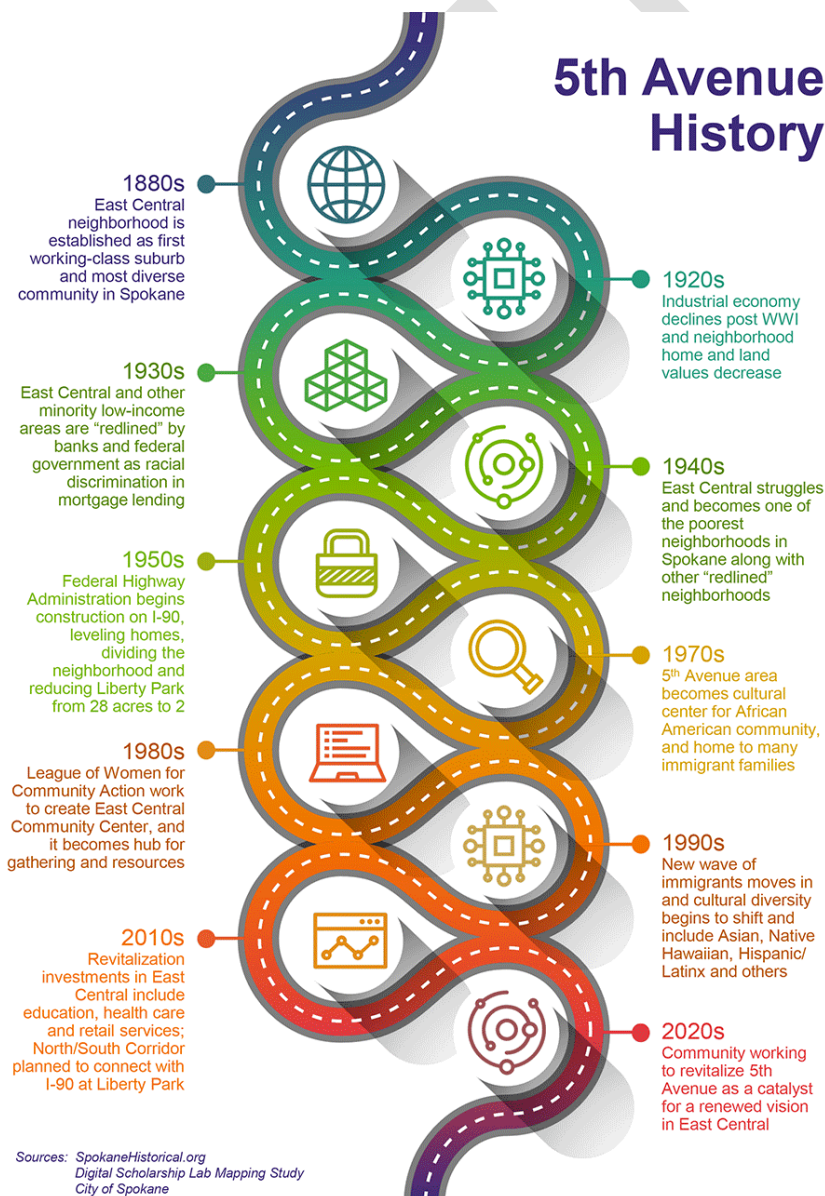
The 5th Avenue Initiative built on previous discussions in 2016 and 2017 with additional and expanded stakeholder meetings in late 2019 and early 2020 (Figure 7). The City contracted with a facilitator and community liaison to help convene and lead conversations. Three stakeholder meetings were held in November and December 2019 to review previous discussions, provide project updates, and identify emerging challenges and opportunities. A community forum was held in December 2019, and through these conversations, initial themes rose to the surface. Priorities for each theme were developed, and a second community forum was held in February 2020. Community members reviewed the priorities, shared what is most important, and discussed next steps for moving forward.



Figure 7. 5th Avenue Initiative Community Process

The priorities in this strategy provide guidance to the community, City, and partners for projects, needs, and desired outcomes. The initiative brought together a diverse group of residents, businesses, property owners, and organizations to focus on collaboration. This strategy hopes to capture the community momentum and focus the energy to keep the important work alive today and for the future. The hope is that both the social and economic health of 5th Avenue is fostered, nurtured, and strengthened for residents going forward. As a guiding document, implementation will require the ongoing support and advocacy of the 5th Avenue stakeholders and residents.

In 2020, the emergence of the COVID-19 pandemic paused work on the 5th Avenue Initiative. The vision presented in the draft community strategy helps make the 5th Avenue community stronger and more resilient, and supports the health, safety, and wellbeing of the community. Many longstanding challenges rooted in historical trauma continue to challenge the 5th Avenue area, and it remains one of the most vulnerable areas in the City of Spokane. During the pandemic, access to safe and quality housing has been heightened, and thus the need to preserve affordability in the 5th Avenue area will be important going forward to mitigate displacement and support residents' continued heritage and legacy in East Central.



Strategic **Priorities**

A. Define the 5th Avenue identity and foster collaboration.

In stakeholder discussions and the community forums, participants expressed that one of the first steps they would like to engage in is to define the 5th Avenue neighborhood identity as both unique and a part of the East Central neighborhood. With changing demographics, it is also important to emphasize the diverse and rich heritage of 5th Avenue, including the historic African American community and the emerging Asian, Marshallese and Hispanic/Latinx communities. As part of the discussion around identity, there is strong concern over gentrification that could change the fabric of the neighborhood and displace current residents. Addressing cultural, economic, and social equity are important points in directing if and how change will occur, and for whom the benefits will emerge. With this initiative, the community is in a unique position to guide these discussions and help influence the outcome of revitalization activities and growth as it comes to the area. Establishing a coalition and framework to continue engaging residents, businesses, and community organizations is considered an important part of the success of the strategy moving forward. This could be additional civic forums, a coordination committee, or other framework that convenes the group and helps organize a collective community voice.

- A1. Work as a community to define the 5th Avenue neighborhood identity that honors the history of the neighborhood and celebrates the diversity of cultures.
- A2. Advocate for equitable policies and projects that address gentrification, preserve the identity of the neighborhood, and support cultural equity.
- A3. Develop a story map that documents the story of the 5th Avenue area.
- A4. Establish a 5th Avenue coalition to organize and coordinate strategic efforts, identify funding and partnerships, and advocate for the community.
- A5. Expand shared experiences for residents that promotes physical and emotional well-being, fosters social connections, helps with community healing.
- A6. Build awareness of how to participate in City and other public processes, neighborhood council meetings, and connect with fellow community members.

B. Promote coordination among community service providers.

Improve access to key assets within the 5th Avenue area by connecting residents to information about resources, support, and program offerings. Community service providers in the area support local residents as well as people from all over the region, including the MLK Jr. Outreach Center at East Central, Carl Maxey Center, Southeast Reunion Association, Southeast Daycare Center, SNAP, the incoming CHAS dental clinic, and numerous faith-based organizations. Ongoing coordination among organizations can help foster relationship building and develop a shared understanding of programs and collaboration for resources. Providers can work together to support the community while also developing and supporting their niche focus and core audience. This can help strengthen programming and minimize overlap. It can also make it easier for residents to understand the resources available and how to access and engage with community service providers.

- B1. Identify the best way to communicate with the 5th Avenue residents, businesses, and organizations. Consider a resource guide and community calendar of events. Address language and cultural barriers to make outreach accessible and relevant.
- B2. Expand youth and intergenerational programming. Topics include tutoring, mentoring, extracurricular activities, parental support and parenting skills, health and wellness, and food security and nutrition.

- B3. Create one annual community event that promotes the area, supports neighborhood diversity, and encourages visitors.
- B4. Develop partnerships to increase participation from businesses like Fred Meyers and Dominos in neighborhood council meetings, stakeholder meetings, and other community events.

C. Improve the 5th Avenue streetscape to promote safety and accessibility.

Continue to build on past and recent investments in infrastructure and capital facilities with enhanced streetscapes. A major priority is traffic calming solutions along 5th Avenue to support pedestrians and non-motorized uses. This includes through the commercial area; the intersection of 5th and Altamont; around community service providers; and the connection between the MLK Jr. Outreach Center at East Central, the relocated Eastside Library, and neighborhoods parks. Desired outcomes are expanded street lighting, sidewalk improvements, bump outs, improved bus shelters, and green infrastructure along 5th Avenue.

- C1. Identify opportunities and partnerships for funding a streetscape improvement plan and follow-up improvements. Consider traffic calming, lighting, sidewalk improvements including bump outs and benches.
- C2. Explore wayfinding signage that calls more attention to community assets and local businesses.
- C3. Participate with WSDOT in the North Spokane Corridor planning to identify locations for pedestrian crossings over I-90 that connects 5th Avenue to the East Sprague Business District.^v
- C4. Work with STA to enhance public transit stops along 5th Avenue with safe and welcoming amenities and placemaking.
- C5. Explore a solution for an enhanced pedestrian connection between 5th Avenue and the Perry District.

D. Preserve and expand options for affordable housing to support residents at every life stage and economic condition.

The 5th Avenue area is one of the most diverse areas for homeownership in Spokane, particularly for households of color.^{vi} The area is critical to providing affordable housing options for many households that would not be able to achieve homeownership in other parts of the city. Yet even with this affordability, close to half of households in the area are cost-burdened, meaning they spend more than 30% of their household income on housing costs. It is important to support the social and economic health of existing residents and help sustain affordable housing opportunities. The community and partners can promote existing repair and rehab programs, and provide guidance to homebuyers through training, courses, and other loan programs. Affordable housing projects that support multi-generational and immigrant families is also an important part of maintaining and fostering community in the area. Mixed income developments that include both affordable and marketing rate housing can support successful lives for all residents in all phases of their life and economic condition.

- D1. Establish a community vision for affordable housing in the 5th Avenue area that prioritizes anti-displacement strategies for residents. Explore opportunities and resources that support a community land trust homeownership model and shared-equity homeownership programs.
- D2. Participate in City discussions on housing. Hold civic forums to educate and mobilize residents on issues of ownership and long-term residency.
- D3. Maintain affordable, older single-family housing with incentives and training for low-income households to repair and weatherize their homes. Promote community resources and programs.
- D4. Explore ways to incentivize the development of high-quality, affordable, mixed-income, and multi-generational housing.

D5. Expand culturally relevant training with community organizations and local realtors to offer homeownership, equity, and finance courses for residents to pursue and maintain homeownership if desired.

E. Promote vibrant neighborhood commercial opportunities and jobs that reflects the diversity of the community.

Projects and strategies that support both a strong community and a strong place will be key to a vibrant and resilient commercial area along 5th Avenue. In 2015, the City eliminated parking requirements in neighborhood retail areas for buildings less than 3,000 square feet to help encourage revitalization of small scale, neighborhood serving businesses. The small commercial area is zoned neighborhood retail, which encourages businesses that are neighborhood serving and pedestrian-oriented. Some stakeholders expressed concern over current zoning limitations along 5th Avenue, particularly related to the limited neighborhood retail zone. The community would like to explore ways to maximize existing commercial opportunities with locally-owned cultural businesses and services that meet neighborhood needs. In addition to supporting existing businesses, the neighborhood can also further identify appropriate spaces and desires for targeted commercial development and active reuse of vacant spaces. Ideas include community gathering spaces, neighborhood coffee shop, ethnic food, bakery, and local restaurants.

- E1. Identify appropriate spaces for targeted businesses and build partnerships with property owners for active reuse.
- E2. Work with City to identify neighborhood ideas for adapting and reusing the current Eastside Library building.
- E3. Promote and encourage placemaking activities, like sidewalk art, intersection art, and the play streets program to temporarily reclaim public spaces.
- E4. Promote the existing Community Empowerment Zone incentive program by identifying opportunities to create small-scale manufacturing opportunities and jobs, like incubator spaces or craft businesses.
- E5. Explore ways to maximize the current neighborhood retail zoning to support locally-owned and cultural businesses and services that meet neighborhood needs.
- E6. Support discussion around the City's land use plan and related policy for recommendations to commercial and residential changes along 5th Avenue that support mixed zoning, including a City-sponsored Comprehensive Plan amendment to commercialize specific parcels.

F. Protect and enhance neighborhood parks and trails.

Enhance the experience at neighborhood parks with amenities and play while also protecting local natural areas and trees. The development of the Children of the Sun Trail provides an opportunity to expand connections to the Ben Burr Trail and Centennial Trail, and the commercial areas along East Sprague and Perry District. The community can support the health of residents by identifying walking routes and integrating the heritage and culture of the area into the experience.

- F1. Request installation of electrical power and more lighting at Underhill Park for safety and events. Expand amenities at both Liberty Park and Underhill Park, including art and interactive play equipment. Explore designating an area dog park.
- F2. Maintain natural areas and natural beauty in neighborhood parks. Organize community clean-ups in the parks.

- F3. Support efforts to expand trail connections between Underhill Park and Liberty Park, the Ben Burr Trail and the Children of the Sun Trail.
- F4. Establish a one-mile walking route/heritage and culture route around the neighborhood to encourage residents to build community and increase physical wellbeing.

Next Steps and Implementation

Developed in partnership with the City of Spokane, the 5th Avenue strategy will require the ongoing support and commitment of residents, businesses, property owners, community organizations, and other partners. This document provides an overview of community priorities and provides guidance to ensure policies and projects align to the neighborhood vision. Each priority action will require further analysis and funding for implementation. Still, this is an important step for the 5th Avenue community that lays the foundation for when funding, resources, and partner opportunities arise. The 5th Avenue community can pursue the following next steps in order to successfully implement the plan and develop key catalyst projects:

- Funding: Build partnership and advocate for potential funding sources for priority projects. Consider grants, public/private partnerships, fundraising, and community volunteer efforts.
- Update: Consider reviewing and updating the priorities on an annual basis to address completed projects and changed neighborhood conditions.

Stakeholders prioritized the following next step actions at the December 2019 community forum:

- Defining who the community is – What is the 5th Avenue identity? Who does 5th Avenue represent?
- Organize coalition for potential capital and power to facilitate needed changes
- Continue to improve street and sidewalk infrastructure
- Rally community stakeholders around a starter initiative
- Create gateway entrance that is reflective of the community and identity
- Address zoning limitations
- Adapt previous East Central Library building with community focus
- Address community safety
- Finish developing commercial parcels/buildings along 5th Avenue
- Leverage NSC development

Upcoming Projects

Project	Est. Start	Est. Completion
<i>East Central CHAS Dental Clinic</i>	<i>2019</i>	<i>2020</i>
<i>The Rose Apartments Relocation</i>	<i>2020</i>	<i>2020</i>
<i>Street Construction: 3rd Avenue Grind and Overlay</i>	<i>2020</i>	<i>2020</i>
<i>Street Project: 5th Ave from Pittsburg to Thor Crack Seal</i>	<i>2020</i>	<i>2020</i>
Eastside Library Relocation and Rebuild	2020	2021
Spokane Regional Transportation Electrification Grant Project	2021	2025
Street Project: Hartson from Magnolia to Altamont Chip Seal	2022	2022
Street Project: Altamont from Hartson to Sprague Crack Seal	2023	2023
Children of the Sun Trail Alignment	2020	2030
North Spokane Corridor Liberty Park Alignment	Ongoing	2030

Note: Indicates completed by end of 2020

Resources

- Affordable Housing, Senior Housing
 - Housing Trust Fund: <https://www.commerce.wa.gov/building-infrastructure/housing/housing-trust-fund/>
 - Housing Programs: <https://www.commerce.wa.gov/building-infrastructure/housing/>
 - Perpetual Housing, Acquisition, and Capital Improvements Program: <https://my.spokanecity.org/chhs/funding-opportunities/perpetual-rfp/>
 - HUD Choice Neighborhoods Planning Grant: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn/planninggrants
 - HUD Choice Neighborhoods Implementation Grant: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/cn/grants
 - Community Frameworks: <https://communityframeworks.org/>
 - SNAP Essential Home Repair: <https://www.snapwa.org/services-we-provide/i-need-help-with-housing/essentialhomerepair/>
 - SNAP Housing Down Payment Assistance: <https://www.snapwa.org/services-we-provide/i-need-help-with-housing/i-want-to-buy-a-house/>
 - SNAP Low Interest Home Repair Loans: <https://www.snapwa.org/home-repair>
 - SNAP Rental Housing: <https://www.snapwa.org/services-we-provide/i-need-help-with-housing/i-need-rental-housing/>
 - Washington Homeownership Resource Center: <http://www.homeownership-wa.org/>
 - ARC of Spokane Homeownership: <https://www.arc-spokane.org/home-ownership>
 - Habitat for Humanity Homeownership: <https://habitat-spokane.org/homeownership/>
- Arts, Culture & Education
 - The Carl Maxey Center: <https://www.carlmaxeycenter.org/>
 - Spokane Arts: <https://spokanearts.org/>
 - ArtsWA Snap Grant: <https://www.arts.wa.gov/snap-grants/>
 - Kresge Foundation Arts & Culture Program: <https://kresge.org/programs/arts-culture>
- Business
 - SNAP Women's Business Center: <https://www.snapwa.org/womens-business-center/>
 - SNAP Business Loans: <https://www.snapwa.org/services-we-provide/lending-services/>
- Capital Facilities
 - Community-Building Capital Facilities: <https://www.commerce.wa.gov/building-infrastructure/capital-facilities/building-communities-fund/>
 - Energy Efficiency and Solar Grants: <https://www.commerce.wa.gov/growing-the-economy/energy/energy-efficiency-and-solar-grants/>
 - [Fact Sheet explaining the program](#)
 - Community-Building Capital Facilities: <https://www.commerce.wa.gov/building-infrastructure/capital-facilities/building-communities-fund/>
- Coalition Building
 - Community Based Organizations - SUD Prevention / Mental Health Promotion Programming: <https://www.theathenaforum.org/grants>
 - Educational Service District (ESD) 101
- Community Safety
 - Crime Victims and Safety Advocacy: <https://www.commerce.wa.gov/serving-communities/crime-victims-public-safety/>
- Energy
 - Avista Foundation: <http://www.avistafoundation.com/home/Pages/default.aspx>
 - SNAP Energy Assistance: <https://www.snapwa.org/services-we-provide/i-need-help-with-my-energy-bill/i-need-energy-assistance/>
- Health & Family
 - Martin Luther King Jr. Family Outreach Center: <https://mlkspokane.org/>

- Spokane Regional Health District Neighborhoods Matter: <https://srhd.org/programs-and-services/neighborhood-matters>
- County Health Insights: <https://countyhealthinsights.org/>
- Hoopfest Community Basketball Courts: <https://www.spokanehoopfest.net/spokane-hoops-association/community/>
- GirlTrek: <https://www.girltrek.org/>
- Lead-Based Paint Hazard Reduction Grant Program: <https://www.doh.wa.gov/reduceleadbasedpaint>
- The Healthiest Next Generation Initiative: <https://www.doh.wa.gov/healthiestnextgen>
- Healthy Communities Washington: <https://www.doh.wa.gov/CommunityandEnvironment/HealthyCommunitiesWashington>
- ACEs and Resilience Statewide Community of Practice: <https://www.doh.wa.gov/CommunityandEnvironment/EssentialsforChildhoodInitiative/ACEsandResilienceStatewideCommunityofPractice>
- Essentials for Childhood Initiative: <https://www.doh.wa.gov/CommunityandEnvironment/EssentialsforChildhoodInitiative>
- ARC of Spokane Family Support: <https://www.arc-spokane.org/family-support>
- Philanthropy
 - Innovia Foundation Community Grant Program: <https://innovia.org/nonprofits/apply-for-a-grant/>
 - Kresge Foundation Opportunities: <https://kresge.org/opportunities>
 - Smith-Barbieri Progressive Fund: <http://www.smith-barbieri.com/>
 - Hagen Foundation: <http://haganfoundation.com/>
 - Humanities Washington: <https://www.humanities.org/program/grants/>
- Planning
 - Activate Existing Neighborhood Commercial Structures: <https://my.spokanecity.org/projects/activate-existing-neighborhood-commercial-structures/>
 - ArtsWA Creative Districts: <https://www.arts.wa.gov/community-readiness-toolkit/>
- Small Manufacturing Business (Community Empowerment Zone)
 - Greater Spokane Inc (GSI): <https://greaterspokane.org/>
 - Spokane CEZ Incentive: <https://my.spokanecity.org/economicdevelopment/incentives/cez/>
- Traffic Calming and School Safety
 - <https://my.spokanecity.org/neighborhoods/programs/traffic-calming/>

ⁱ Sources on history of East Central: <http://www.historicspokane.org/east-central>; <https://spokanehistorical.org/items/show/468>

ⁱⁱ University of Richmond's Digital Scholarship Lab Mapping Inequality: <https://dsl.richmond.edu/panorama/redlining/#loc=12/47.668/-117.512&city=spokane-wa>

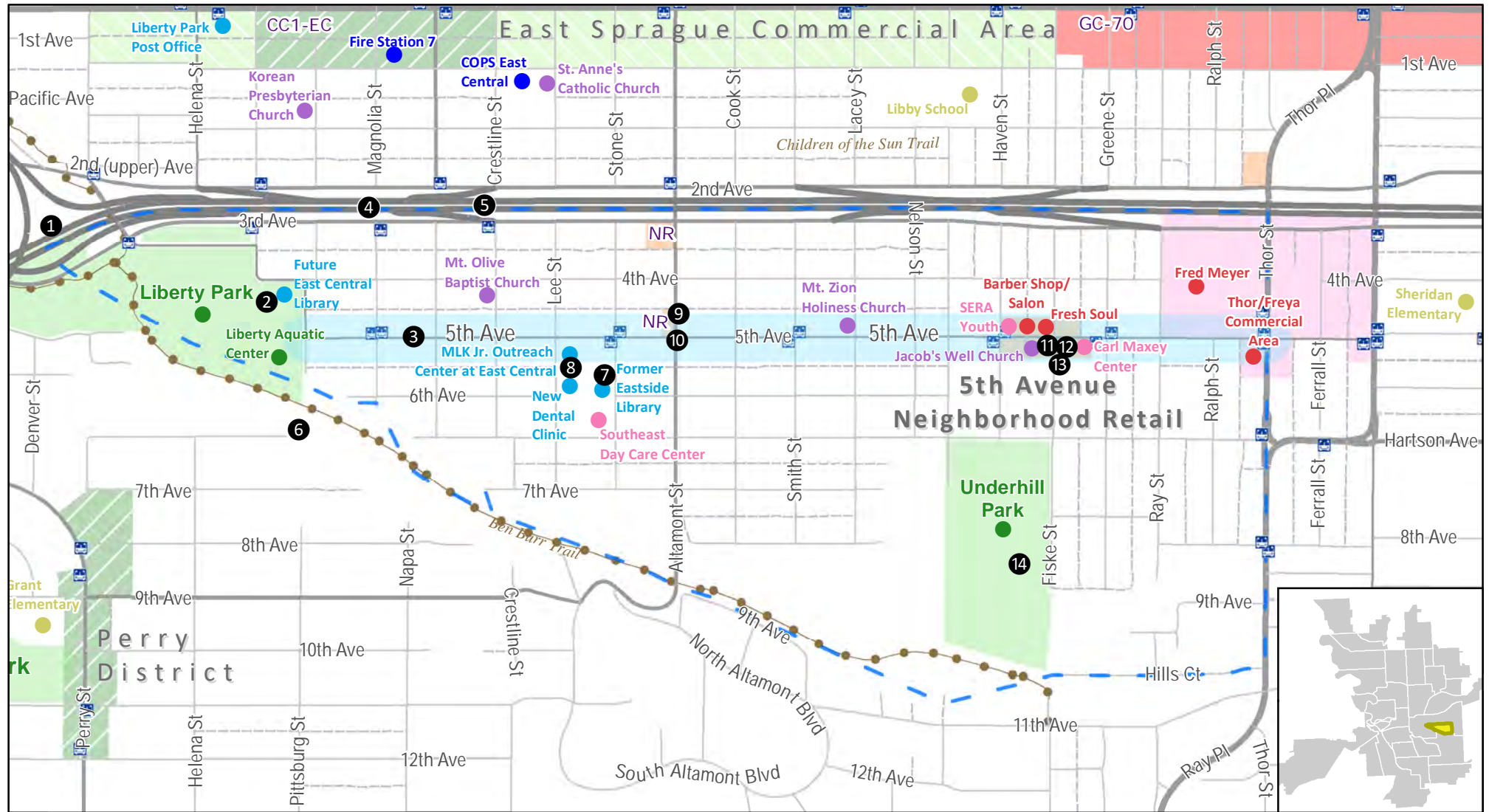
ⁱⁱⁱ U.S. Census Bureau; American Community Survey, 2015-2019 American Community Survey 5-Year Estimates. Census Tract 30.

^{iv} According to the ACS 2015-2019, 9% of residents in Census Tract 30 identify as Black or African American (Race alone or in combination with one or more races). Only 1.4% of residents identify as Black or African American Alone, which has decreased 89% from 2010 to 2019.

^v Updates on the North Spokane Corridor are provided at nscplace.com

^{vi} U.S. Census Bureau; American Community Survey, 2015-2019 American Community Survey 5-Year Estimates.

5TH AVENUE INITIATIVE COMMUNITY ASSETS & OPPORTUNITIES



Key

- Public/Civic Institutions
- Schools
- Community Service Providers
- Businesses and Restaurants
- Parks and Open Space
- Fire & Police
- Trail
- 5th Avenue Corridor
- Census Tract 30
- Center and Corridor Type 1
- Center and Corridor Type 2
- General Commercial
- Community Business
- Neighborhood Retail

Community Opportunities

- 1 North Spokane Corridor Liberty Park Interchange
- 2 East Side Library Expansion & Liberty Park Integration
- 3 5th Avenue Streetscape Improvements from MLK Jr. Outreach Center to Liberty Park
- 4 Rebuild of Pedestrian Bridges across I-90
- 5 Connection with Children of the Sun Trail
- 6 Enhanced Connection to Perry District
- 7 Activate Former Library Building
- 8 Expansion of MLK Jr. Outreach Center at East Central and Dental Clinic
- 9 Activate Neighborhood Retail
- 10 Traffic Calming at 5th and Altamont
- 11 Activate Former Horseman's Grocery Building
- 12 Renovation of Carl Maxey Center
- 13 Maximize Neighborhood Retail Opportunities
- 14 Underhill Park Upgrades - Electricity for Power, Lighting



0 250 500 1,000 Feet

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THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Selected Data for Census Tract 30: 2015-2019 American Community Survey

Census
Tract 30

Spokane
City

Census
Tract 30

Spokane
City

Total Population	2,472	217,353
Housing Units	1,039	98,723

Race and Hispanic¹ or Latino Origin

Black or African American	9.3%	4.7%
American Indian and Alaska Native	5.5%	3.9%
Asian	10.3%	4.2%
Native Hawaiian and Other Pacific Islander	0.5%	1.4%
Some Other Race	2.1%	2.3%
Two or More Races	10.9%	5.9%
Hispanic or Latino	10.3%	6.3%
White, Not Hispanic or Latino	65%	81.3%
Diversity Index ²	62.56	26.78*

Age

Median Age (years)	30.2	36.2
Under 18 Years	25.8%	21.5%
65 Years and Over	9.7%	15.3%
Life Expectancy ³	71.5 years	78.9 years*

Place of Birth

Native	84.4%	94.0%
Foreign Born	15.6%	6.0%

Place of Birth for Foreign-Born Population

Eastern Europe	9.6%	21.5%
Northern Europe	3.6%	3.2%
Southern Europe	3.4%	1.5%
South Eastern Asia	46.9%	15.4%
South Central Asia	8.3%	8.3%
Latin America	14.2%	14.3%
North America	13.9%	6.5%

Language Spoken at Home

Language Other than English	19.6%	8.2%
Speak English less than "very well"	10.5%	2.9%
Spanish	6.3%	2.5%
Speak English less than "very well"	1.8%	0.6%
Other Indo-European languages	5.5%	2.7%
Speak English less than "very well"	1.4%	1.2%
Asian and Pacific Islander languages	7.8%	2.3%
Speak English less than "very well"	7.3%	1.0%

Households by Type

Total Households	933	91,328
Family Households with own children	26.5%	25.5%
Single-Parent Household, with own children	11.2%	7.4%
Average household size	2.63	2.3
Average Family Size	3.46	2.94
Housing units built 1960 or earlier (lead paint indicator)	71.5%	50.7%
Owner-occupied	53.7%	55.2%
Renter-occupied	46.3%	44.8%

Percent of Home Ownership by Race or Origin of Householder within Race

Black or African American	75.8%	25.5%
American Indian and Alaska Native	0%	43.5%
Asian	61.8%	49.7%
Native Hawaiian or Other Pacific Islander	0%	10.9%
Some Other Race	0%	31.5%
Two or More Races	31.1%	37.1%
Hispanic or Latino	65.1%	40.7%
White, not Hispanic or Latino	55.1%	57.9%

**Selected Monthly Housing Costs
as a Percentage of Household Income**

Homeowners: 30% or more	36.3%	23.5%
Renters: 30% or more	64.1%	50.3%

Income and Benefits, 2019 Dollars, Per Household

Less than \$10,000	10.1%	7.8%
\$10,000-\$24,999	21.6%	16.1%
\$25,000-\$49,999	30%	25.9%
\$50,000-\$99,999	32%	31.3%
\$100,000-\$149,999	2.6%	11.3%
Median household income (dollars)	40,924	50,306
With Supplemental Security Income	11.1%	6.6%
With cash assistance income	11.5%	4.9%
With Food Stamps/SNAP in the past 12 months	36.1%	20.8%

Employment and Commuting to Work

Unemployment Rate	7.8%	5.9%
Car, truck, van, drove alone	72.1%	75.3%
Public transportation (excluding taxicab)	7.9%	3.9%
Walked or Other Means	0.1%	3.4%
Mean Travel Time to Work	18.1 min	21 min

**Educational Attainment for
Population 25 Years and Over**

Less than 9 th grade	5.3%	2.0%
9 th -12 th grade no diploma	15.7%	5.3%
High school graduate	26.5%	22.8%
Bachelor's degree	14.6%	19.4%
Graduate or Professional Degree	5.1%	11.8%

**Percent Below Poverty Level by Race and
Hispanic or Latino Origin**

Black or African American	52.9%	22.2%
American Indian and Alaska Native	0%	34.0%
Asian	6.3%	9.3%
Native Hawaiian or Other Pacific Islander	-	47.7%
Some Other Race	77.4%	23.2%
Two or More Races	51.1%	24.6%
Hispanic or Latino	3.5%	22.8%
White, not Hispanic or Latino	24.5%	15.9%

**Percentage of Families and People whose Income
In the Past 12 Months is Below the Poverty Level**

All people	24.9%	17.3%
Population Under 18 years	26.5%	21.1%
Population 18-64 years	25.2%	18.0%
Population 65 years and over	18.4%	8.8%
All families	18.7%	11.0%

**Disability Status of Civilian
Noninstitutionalized Population**

Total Population with a disability	18.0%	15.7%
18-64 years with a disability	21.6%	13.9%
65 years and over with a disability	37.7%	37.5%

Health Insurance Coverage

No health insurance coverage	6.9%	5.7%
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¹ Race alone or in combination with one or more other races² Probability that two individuals chosen at random would be of different races or ethnicities. Data were obtained from the Census' American Community Survey 2013-2017 estimates and calculated by PolicyMap.³ <https://www.washingtonpost.com/business/2018/09/14/wrong-neighborhood-can-take-plus-years-off-your-life-average/>

* Comparable data is Spokane County

All Other Data: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

BRIEFING PAPER
Plan Commission
Integrated Capital Management
February 10, 2021

Subject

2022 - 2027 Six-year Comprehensive Street Program

Background

In support of the State Growth Management Act and the City of Spokane's Comprehensive Plan, the City must maintain 6-year capital financing plans for certain providers of public facilities and services. Accordingly, the City must maintain a 6-year capital financing plan for its capital street program. Pursuant to RCW 35.77.010 the capital street program must be adopted before July 1 of each year, and filed with the Secretary of Transportation not later than 30 days after adoption. To determine the plan's consistency with the Comprehensive Plan, it is reviewed by the City Plan Commission. The Commission then makes a recommendation to the City Council as to the plan's consistency with the Comprehensive Plan, and the City Council then accepts or modifies the plan accordingly.

Impact

In order to comply with the provisions of the Growth Management Act and RCW 35.77.010, and for the City of Spokane to qualify for grant and low interest loan funds, it is required that the City maintain a 6-Year Capital Improvement plan for its capital street program.

Action

None, this is an information briefing only to advise the Plan Commission that the update to the 6-Year Capital Street Program is underway. A reconciliation sheet indicating preliminary 6-year Streets Program changes will be provided to the Plan Commission in advance of the planned consistency review workshop tentatively scheduled for April 14, 2020.

BRIEFING PAPER
Plan Commission Workshop
Housing Action Plan
February 10, 2021

Subject

The City of Spokane is preparing a Housing Action Plan to increase housing options that meet the needs of residents at all income levels. The planning process follows a data-driven, community-informed approach with a focus on equity built on inclusive outreach and engagement with residents, partners, and City leaders. The outcome will be a coordinated vision that focuses attention, builds community support, and promotes accountability for enacting change.

Topic of Workshop

Project staff have begun the process of reviewing recommendations and possible solutions as outlined by the Washington Department of Commerce in the Guidance for Developing a Housing Action Plan: <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>. Staff will share draft priorities and strategies related to housing options, housing supply, affordable housing, homeownership, and partnerships to engage the Plan Commission in discussion and input.

Project Update and Upcoming Public Engagement

The City completed two community surveys on housing experiences and issues: one focusing on residents of the City of Spokane and one focusing on people who work in Spokane and live outside the City. Staff also completed a draft displacement risk assessment to better understand who and where residents are at risk of displacement due to redevelopment. This builds on previous engagement efforts with interviews and stakeholder roundtables in Fall 2020. The City has also been communicating updates with emails, press, social media outreach, and blog posts. Project staff have also been reviewing the Comprehensive Plan for consistency and to identify gaps that will help further meet housing goals.

Please review the Housing Action Plan project page materials and presentations: <https://my.spokanecity.org/housing/spokane-housing-action-plan/>

Background

In 2019, the WA Legislature passed RCW 36.70A.600 (formerly E2SHB 1923) to incentivize cities to increase urban residential capacity and density by completing recommended actions or a housing action plan. The legislation emphasizes the need to increase housing supply for all income levels, and encourages cities to prioritize the creation of affordable, inclusive neighborhoods. Certain non-project actions are not subject to SEPA appeal if completed prior to April 1, 2021 (see [RCW 36.70A.600](#)).

Plan Commission Consideration:

When available, a Housing Action Plan draft will be reviewed by the Plan Commission and then forwarded to the City Council for consideration of adoption by resolution in spring 2021.

BRIEFING PAPER
City of Spokane Plan Commission
Transit Oriented Planning Workshop
February 10, 2021

Subject

Planning Services staff, working with consultant Center-Based Planning and project-area stakeholders, are developing targeted zoning and development code change recommendations pertaining to land use around Spokane Transit Authority's future high performance transit City Line, currently under construction. The result will be a Planning and Development Standards Framework to assist in infrastructure, street, and land use development planning around both the City Line and similar locations across the City. The framework will be adaptable to the needs and local neighborhood context in and around transit stops along the City Line.

At the February 10 meeting of the Plan Commission, Jason Graf of Center-Based Planning, the study's lead consultant, will provide a study kick-off presentation, with time for questions and answers. The presentation will focus on transit-oriented development (TOD) and best practices in a mid-sized city such as Spokane, including a look at examples of TOD, station area planning, and transit-supportive infrastructure investments and policies from sample mid-size cities relevant to Spokane.

Following the kick-off presentation, the study will carry out a series of tasks to address the following questions:

- What could transit-oriented development look like in Spokane?
- What land use and zoning tools would support this type of development?
- How should transit station stop locations be treated in similar areas across the city that are not defined as Centers and Corridors?
- What does it look like conceptually to apply these tools and strategies to a particular transit corridor or transit station focus area?

Incorporating feedback received on the project background and goals at the Plan Commission on February 10, the study will carry out the following tasks:

- Assess the City Line corridor's physical area, policies and regulations to inform a contextualized public infrastructure, land use planning, and development framework.
- Produce a repeatable planning process and draft regulatory framework that addresses stakeholder views in conjunction with infrastructure needs, transit supportive land uses, and Development Code changes and recommendations.
- Complete draft code changes and recommendations for a single transit station focus area.

BRIEFING PAPER
City of Spokane Plan Commission
Transit Oriented Planning Workshop
February 10, 2021

- Present findings and gather feedback at meetings with the Plan Commission and one public meeting (City staff may conduct additional public meetings as needed – consultant only present at 1).

Background

The impetus for this study is the City Line, a six-mile, corridor-based Bus Rapid Transit line running from Browne's Addition, through Downtown and the University District to the Logan and Chief Garry Neighborhoods to Spokane Community College. With permanent station infrastructure, including level-boarding and pre-board ticketing, this modern electric bus is estimated to host more than 1 million rides per year.

Over the 15 years of planning leading to this new line, the potential to positively impact adjacent land use and development played a central role. Transit-oriented development, or TOD, is relevant to the future of adjacent land uses and development along this transit line, as it provides a model for planning compact development with a diversity of land uses adjacent to high-performance transit lines. Key characteristics of TOD include active street frontages and abundant public space, with concentrated residential development near transit station areas. These characteristics encourage pedestrian activity at ground-floor commercial frontages, stimulating economic growth. Residents in these areas shop more frequently and spend more collectively at nearby locally-owned businesses, increasing long-term viability and resiliency while fostering subsequent reinvestment. Together, the combination of transit frequency, residential proximity, and local business investment foster a sustainable system for local economic development. The City Line is currently projected to increase land and improvement values by \$175 million over 20 years

In 2014, an economic impact study concluded that the City Line will not only improve transportation, but with focused public input and infrastructure and land uses changes may make sites along its alignment more valuable and encourage greater intensity of development, "especially if such development is supported by other public policy and investment" ("Economic and Land Use Impacts of the Spokane Central City Line," ECONorthwest, 2014). A 2017 Strategic Overlay study recommended new Comprehensive Plan policies to encourage transit-supportive development and enhance walkability along the corridor. Proposed strategies included development incentives, design measures, streetscape standards, and affordable housing monitoring, as well as carrying out concept-level work at a specific opportunity site.

This TOD Framework Study represents the next step in carrying out the recommendations of that study, revisiting those strategies and applying them conceptually to a specific focus area within the corridor.