



Spokane Plan Commission Agenda

Wednesday, June 28, 2023

2:00 PM

Hybrid - Council Briefing Center & Chambers / Webex
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - 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.

Commission Briefing Session:

2:00 – 2:20	<ol style="list-style-type: none">1. Approve 6/14/2023 meeting minutes2. City Council Report3. Community Assembly Liaison Report4. President Report5. Transportation Sub-Committee Report6. Secretary Report7. Approval of current agenda	All CM Zack Zappone Mary Winkes Greg Francis Clifford Winger Spencer Gardner
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Workshops:

2:20 – 2:30	1. Tentative upcoming agenda items	Plan Commission
2:30 – 3:10	2. Building Opportunity for Housing, Phase 2 Code Updates	Tim Thompson
3:10-3:30	3. Hillyard Subarea Plan Introduction	Tim Thompson & Ryan Givens (Stantec)
3:45-4:00	4. Transition to Chambers	

Hearing:

4:00 – 4:15	1. Renaming section of W. Dean Ave. to Joe Albi Way Z23-215STNC	Tirrell Black & Applicant Shawn Jordan
4:15 – 5:30	2. Building Opportunity for Housing	Kevin Freibott

Adjournment: The next PC meeting will be held on Wednesday, July 12, 2023

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest

Password: K8vCr44y

Plan Commission Meeting Information

Wednesday, June 28, 2023

Plan Commission will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Meeting Password:
PlanCommission

Meeting Number
(access code):
2490 846 0369

Join Webex Meeting Online: [JOIN MEETING](#)

Tap to join from a mobile device (attendees only):

[+1-408-418-9388](tel:+14084189388),,[24908460369](tel:+14084189388)## United States Toll

Join by phone: +1-408-418-9388 United States Toll

Global call-in numbers:

<https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b>

Join from a video system or application: Dial [24908460369@spokanecity.webex.com](tel:+14084189388)

You can also dial 173.243.2.68 and enter your meeting number.

How to participate in virtual public testimony:

Sign up to give testimony by clicking on the button below. This will take you to an online google form where you can select the hearing item on which you wish to give testimony.

[SIGN UP](#)

The form will be **open until 1:00 p.m.** on the day of the hearing. Hearings begin at 4:00 p.m. When it's your turn to testify, the Plan Commission President will call your name and you will have 3 minutes to speak. If you want to testify but are unable to access the form, please email Jackie Churchill at jchurchill@spokanecity.org and she will get you signed up.

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:

plancommission@spokanecity.org

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

Spokane Plan Commission - Draft Minutes

June 14, 2023

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Greg Francis

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, Carole Shook, Clifford Winger, Christopher Britt, Kris Neely, Tim Williams, Todd Beyreuther
- Board Members Not Present: Michael Baker
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, Taylor Berberich, KayCee Downey, Kevin Freibott, Della Mutungi, James Richman, Brandon Whitmarsh, Logan Camporeale, Tyler Kimbrell

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each. None

Minutes: Minutes from 5/24/2023 approved unanimously

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. **City Council Liaison Report -Zack Zappone**
 - none
2. **Community Assembly Liaison Report - Mary Winkes**
 - none
3. **Commission President Report - Greg Francis**
 - Greg Francis reported that he and Commissioner Bank are continuing to attend the Mayor's General Facility Charges (GFCs) meetings and there have been two so far. The committee will wrap up the preliminary report by end of June. Then on June 22nd, they will go into detail about how GFCs are calculated and decide how to proceed.
4. **Transportation Subcommittee Report (PCTS) - Clifford Winger**
 - Clifford Winger reported that the Integrated Capital Management department presented information about the Safe Streets For All grant that the City is pursuing. The PCTS made a motion to support the grant and the Subcommittee's support is noted in the application.
5. **Secretary Report - Spencer Gardner**
 - Director Gardner reported that the Building Opportunity for Housing interim zoning bill was successfully extended until December 18th with no changes to the ordinance.
 - City Council voted to add two items to the Plan Commission work program: Fish Hatcheries, GFCs.
 - Finally, June and July Plan Commission Hearings will address items that will be presented during the workshops today. These items are the Street Renaming of Dean Ave. and the South Logan Transit Oriented Development project.

Workshop(s):

1. **South Logan Transit Oriented Development - Preferred Alternative**
 - Presentation provided by Maren Murphy and MAKERS
 - Questions asked and answered
 - Discussion ensued

2. 2024-2029 Citywide Capital Improvement Projects Introduction

- Presentation provided by Spencer Gardner
- Questions asked and answered
- Discussion ensued

3. Street Renaming - Section of Dean Ave. to Joe Albi Way

- Presentation provided by Taylor Berberich
- Questions asked and answered
- Discussion ensued

4. Building Opportunity in Housing - Pre-hearing Update

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 4:05 PM

Next Plan Commission Meeting scheduled for Wednesday, June 28, 2023



Building Opportunity for Housing

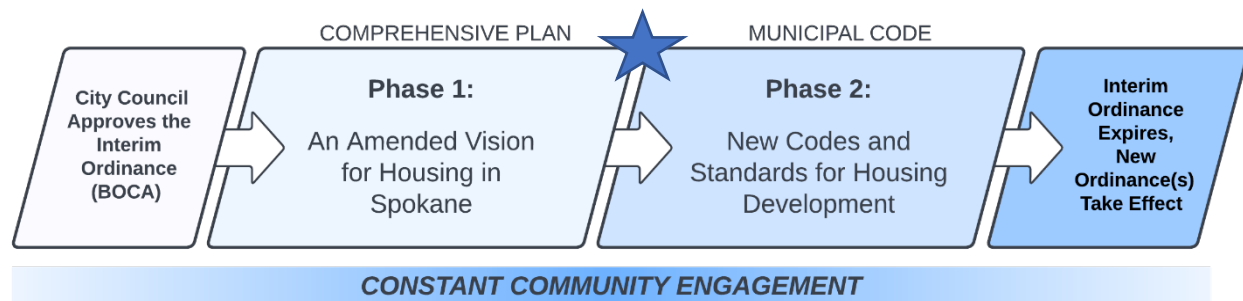
Phase 2 Residential Development Code Regulations

June 21, 2023

President Francis and Plan Commissioners
City of Spokane

RE: June 28, 2023 Plan Commission Workshop

At the June 28 Plan Commission workshop, we will be introducing Phase 2 of Building Opportunity for Housing, which involves updating the Spokane Municipal Code. The residential development code updates, focusing on [17C Land Use Standards](#), are intended to implement the Phase 1 Comprehensive Plan Amendments.



On June 23, 2022, in response to the housing supply emergency, Mayor Nadine Woodward, Council President Breean Beggs, Council Member Michael Cathcart, and Council Member Betsy Wilkerson held a press conference to [propose interim zoning regulations](#) to modify permitted housing types in the City's residential zones to accelerate construction of more housing, known as Building Opportunity and Choices for All (BOCA). Building on the past two years of engagement and outreach around the need for housing, through the adopted [Housing Action Plan](#) and on-going [Shaping Spokane Housing](#) code changes, the City utilized the tool of an interim zoning ordinance to enact swift changes to address the urgent need for housing. As part of the interim ordinance work plan, Planning staff was charged with facilitating the implementation of Comprehensive Plan Amendments and permanent residential development code changes to allow for middle housing throughout Spokane's residential zones.

With Phase 1 of the ensuing project, Building Opportunity for Housing, coming before Plan Commission at your June 28 public hearing, Phase 2 is now being introduced. However, this does not mean work on updating the residential development code has not yet occurred. As part of the continuing outreach for BOCA, feedback has been solicited from developers and other residential development professionals on the interim regulations. The robust public engagement efforts conducted during Phase 1 also provided valuable feedback that will help shape the proposed regulations. Internal meetings have been conducted with City Departments to better understand how different regulations related to housing interact with one another.

Additionally, the contracted consultant has made progress on researching and identifying areas of improvement within the existing residential regulations. [MIG Consulting](#), with subcontractor [Leland Consulting Group](#), will provide subject matter expertise throughout Phase 2 to assist with the development of residential regulations. Primarily focused on SMC 17C.110, MIG will provide assistance in examining potential ways to reorganize the residential development code, as well as writing objective design standards and development regulation adjustments to ensure the success of middle housing development.

While influenced by the public engagement that has already occurred, Phase 2 will continue engagement efforts to ensure successful and inclusive final regulations. The engagement will include an internal Technical Advisory Committee of City Department subject matter experts, interviews with frequent users of the existing residential development code, and feedback from residents on visual illustrations to determine appropriate design and adjacency standards.

In order to ensure a robust engagement effort and careful consideration of regulation updates, the initial Building Opportunity for Housing timeline has been extended. On June 12, City Council extended the interim ordinance to December 18, 2023 and Planning staff is anticipating a Fall/Winter 2023 hearing before Plan Commission. A timeline update will be provided at regularly scheduled Plan Commission workshops.

In addition to introducing Phase 2 of Building Opportunity for Housing at the June 28 workshop, Planning staff is also seeking feedback from Plan Commission on the following questions:

1. What are “lessons learned” from the interim ordinance?

- a. The benefits of the interim ordinance were two-fold: allowing for more housing types to be built immediately, while also identifying additional barriers or development difficulties through real-world project reviews. Planning staff has been connecting with developers and internal departments to identify those additional barriers, through surveys of developers going through pre-development conferences for BOCA projects and speaking with developers and real estate professionals. While this question will be the subject of many workshop discussions to come as we review draft language updating the residential development code, it would be helpful to Planning

staff for Plan Commission to succinctly identify barriers or areas of concern within the interim ordinance to direct additional research.

2. What should we choose to regulate – Unit count? Building size? Other metrics?

- a. With the proposed Comprehensive Plan Amendment language for Phase 1 changing the conversation around housing to intensity rather than density, the above question must be raised to help direct the residential code regulations. By regulating the intensity, including scale, of development, are the number of actual units contained within a building still important to regulate? This question has also been raised after the Resident Forum discussions, where participants noted that many of their concerns about infill related to the scale and look of the building, not necessarily the number households in the building.

On one hand, the number of units can impact parking needs depending on the transportation needs of the unit residents. On the other hand, focusing on regulating the number of units in a building does not incentivize smaller units, which have the opportunity to provide more attainable housing costs. Direction from Plan Commission on this question will again help direct additional research.

Thank you for all of your work on behalf of the City of Spokane. We look forward to kicking off Phase 2 of the Building Opportunity for Housing project with you all during the meeting.

Sincerely,

Tim Thompson, AICP, Principal Planner
KayCee Downey, AICP, Planner II

How to Get Involved

Sign up for updates and news:

developmentcode@spokanecity.org

Visit the web for more information:

shapingspokanehousing.com





Hillyard Subarea Plan Project Overview

June 21, 2023

President Francis and Plan Commissioners
City of Spokane

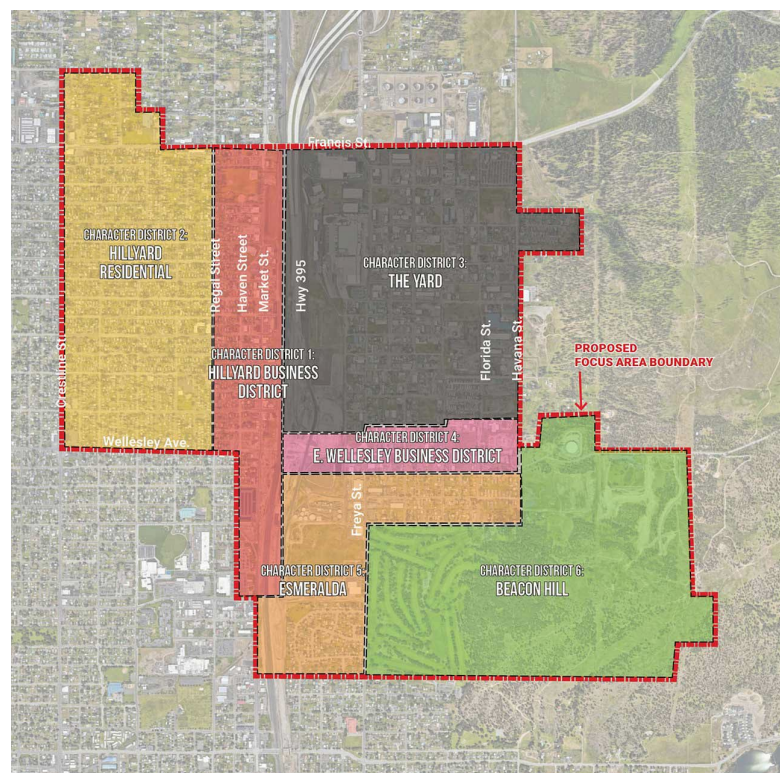
RE: June 28, 2023 Plan Commission Workshop

This Subarea Plan will propose a series of revitalization and funding strategies to address the prolonged housing needs, infrastructure deficiencies, improve the quality of life, increase economic opportunity, and place brownfields and other underutilized properties back into productive use. This project will also address and seek to prevent the displacement of the existing residents and businesses as this area improves over time.

The Subarea Plan will result in a final document comprised of elements related to the community's vision for its future, as well as land use and urban design, housing, transportation and mobility, utilities and drainage, open space and environment, economic development, and an action plan that will provide steps to implementation.

The Subarea Plan will approach reuse and revitalization planning as a series of six "Character Districts" with the goal to recognize and address the unique land use and infrastructure needs for these geographic areas within the larger Focus Area. The Character District boundaries may be adjusted through the planning process to recognize existing structures, parcel lines, and stakeholder recommendations.

The Subarea Plan Focus Area encompasses the parcels and public rights-of-way within the Hillyard neighborhood (including its business district), the east



Hillyard industrial area (also referred to as “the Yard”), portions of the east and west residential Hillyard Neighborhood and the western slopes of Beacon Hill. The approximate 1,740-acre Focus Area is generally bounded by Crestline Street to the west, East Wellesley Avenue/Garnet Avenue to the South, South Havana Street/North Fancher Beacon Lane to the east, and East Francis Avenue to the north.

This project was created from opportunities presented by the combination of American Rescue Plan Act (ARPA) funds, an EPA Brownfields Grant, an Integrated Planning Grant from the Washington State Department of Ecology, and a direct investment from the Northeast Public Development Authority (NEPDA). A significant amount of past planning work has already occurred in Northeast Spokane and the project recognizes this and aims to build from those efforts to create a plan that will lead to tangible results in the short and midterm by providing comprehensive and realistic action and funding strategies.

The Subarea Plan project will include the following key components:

- Existing Conditions Analysis
- Past Plans and Technical Studies
- Community Engagement
- Opportunity Site Inventory:
- Catalyst Site/Area Planning
- Urban Framework Plan/Revitalization Strategies
- Fundings Strategies
- Subarea Plan Document
- Project Approval/State Environmental Policy Act Checklist Support

Adoption of the subarea plan is anticipated to occur in June 2024.

Sincerely,

Tim Thompson, AICP, Principal Planner

**STAFF REPORT ON
STREET NAME CHANGE APPLICATION
FILE NO. Z23-215STNC**

I. SUMMARY OF REQUEST AND RECOMMENDATION:

Description: An application was submitted by the Spokane School District for a Street Name Change for the renaming of a section of W. Dean Avenue, between Howard Street and Washington Street, to be renamed “Joe Albi Way.”

Recommendation: Staff recommends approval to street name change.

II. GENERAL INFORMATION:

- | | | |
|----|-----------------------|---|
| A. | Applicant: | Spokane School District
200 N Bernard
Spokane, WA 99201 |
| B. | Location of Proposal: | The subject property is the public right-of-way of W. Dean Avenue from Howard Street east to Washington Street. |
| E. | SEPA Status: | Categorically Exempt pursuant to WAC 197-11-800(19) |
| F. | Enabling Zoning: | SMC Chapter 17D.050A Roadway Naming and Addressing. |
| G. | Hearing Date: | June 28, 2023, 4:00 p.m. |
| H. | Staff Contact: | Taylor Berberich, 625-6500 |

III. FINDINGS OF FACT:

- | | |
|----|---|
| A. | Site Description: The single segment of W. Dean Avenue runs from its east end at Washington Street to the west where it intersects Howard Street. |
| B. | Project Description: Authorized by Spokane Municipal Code Chapter 17D.050A – Roadway Naming, the Spokane School District applied for a Street Name Change to rename a section of W. Dean Avenue, between Howard Street and Washington Street. |
| C. | Surrounding Zoning: All parcels in the project extents are zoned Downtown General (DTG). |
| D. | Zoning History: The roadway was named when the area was originally platted in |

1883. Chester Dean Ide named it Dean Street, and it was later changed to Dean Avenue. Portions of the original roadway still exist in Spokane's West Central neighborhood.

- E. Adjacent Land Use: The adjacent parcels contain Spokane Civic Theatre, Canopy Credit Union (Formerly Spokane Federal Credit Union), The Podium, Inland Northwest, Council Endowment Properties, LLC, and Shrag Vets Real Estate LLC.
- F. Applicable Zoning/Code Regulations: SMC Chapter 17D.050A – Roadway Naming and Addressing.
- G. Procedural Requirements:
 - Application was accepted on Friday May 19, 2023; and
 - Notice of the Public Hearing was posted on the roadway on June 12, 2023, published in the Spokesman on June 14 and 21, 2023, and mailed to recipients adjacent to the subject property, emergency dispatching personnel, and the United States Postal Service on June 8, 2023.

IV. CONCLUSIONS:

Procedure. The procedure for naming of roadways is detailed in SMC 17D.050A.055 and outlined below:

[17D.050A.055](#) *Naming of Roadways*

- A. *Any project permit action that results in a name being created to identify a new roadway, whether public or private, shall comply with the requirements of this chapter. The applicant will designate proposed roadway names. The Development Services Center shall review the proposed roadway names for consistency with this chapter.*
- B. *Other than as provided in subsection (A) of this section, a roadway name shall be established or changed by ordinance upon recommendation of the plan commission. Any proposed roadway name change shall be consistent with the roadway naming standards of [SMC 17D.050A.060](#).*
- C. *Before submitting a proposed roadway name change to the plan commission, the Development Services Center shall cause the applicant to give notice to the owners of property fronting on the roadway, the United States Postal Service and emergency dispatching personnel, for the purpose of eliciting comments. The Development Services Center shall also cause the applicant to post notice pursuant to [SMC 17G.060.120](#).*

Policy. The policy for naming of roadways is detailed in 17D.050A.050 and outlined below:

[17D.050A.050](#) *Roadways to Which Naming Requirements Apply*

- A. *New or unnamed existing roadways providing access to four (4) or more addressable parcels, structures, or units shall be named.*

- B. Existing roadways for which renaming has been authorized by the City to promote the purpose of this chapter shall be renamed as provided for in the City Charter and the Spokane Municipal Code.*
- C. Preapproved road names shall be identified on plat documents at the time of Final Plat submittal.*
- D. Only traveled ways that qualify as roadways may be named; except that alleys in the downtown zones may be named.*
- E. All roadways shall be named regardless of whether the ownership is public or private. Without limitation, this includes all roadways that are created within plats, short plats, binding site plans, PUDs and manufactured/mobile home parks.*
- F. Driveways, access to parking areas and other traveled surfaces that are not considered roadways may not be named, but may have directions identified with the following method:*
 - 1. Arrow signs indicating building or address ranges within an apartment complex or campus may be placed at the entrances and along the non-roadway traveled ways to locate the buildings.*

Decision Criteria. The decision criteria for roadway name change is detailed in 17D.050A.110 and outlined below:

[17D.050A.110](#) *Change in Roadway or Address Status*

- A. If a public or private roadway right-of-way is altered, the City shall review the alteration and may assign a corrected roadway name and/or address/addresses consistent with the provisions of this Code. If the access to an individual address is altered, the City shall assign a corrected address consistent with the provisions of this Code (e.g., the owners of 200 W. Cherry Ln. change the location of their driveway from Cherry Ln. to Spruce Ln. necessitating an address on Spruce Ln.).*
- B. Roadway name changes should be approved only when they further the public interest or public safety, specifically in the dispatching of emergency vehicles. A change in the name of an existing roadway is subject to approval by the city council. The city council, subsequent to the recommendation of the plan commission, may grant a roadway name change if the proposed change is consistent with the policy for naming roadways found in [SMC 17D.050A.060](#).*

Relevant Facts

Staff has reviewed the application and finds that the proposed street name meets all the relevant criteria outlined in 17D.050A – Roadway Naming and Addressing.

The street segment is an isolated street that does not continue in either direction past the intersections with Howard Street or Washington Street. The desired roadway name is specifically consistent with the criteria identified below:

17D.050A.060(M): Roadway name integrity should be maintained for the entire length of the roadway whenever possible. Roadway names shall only change when

there is a substantial intersection or significant “visual geometric cue.” Generally continuous roadways shall not be subdivided into segments with different names.

Comments

One comment has been received regarding the street name change. The City of Spokane traffic operations noted on June 15th, 2023, that “The proponent will need to provide the City (Signs and Markers) with replacement street name plates.” No public comment was received as of June 22, 2023.

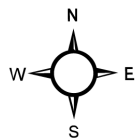
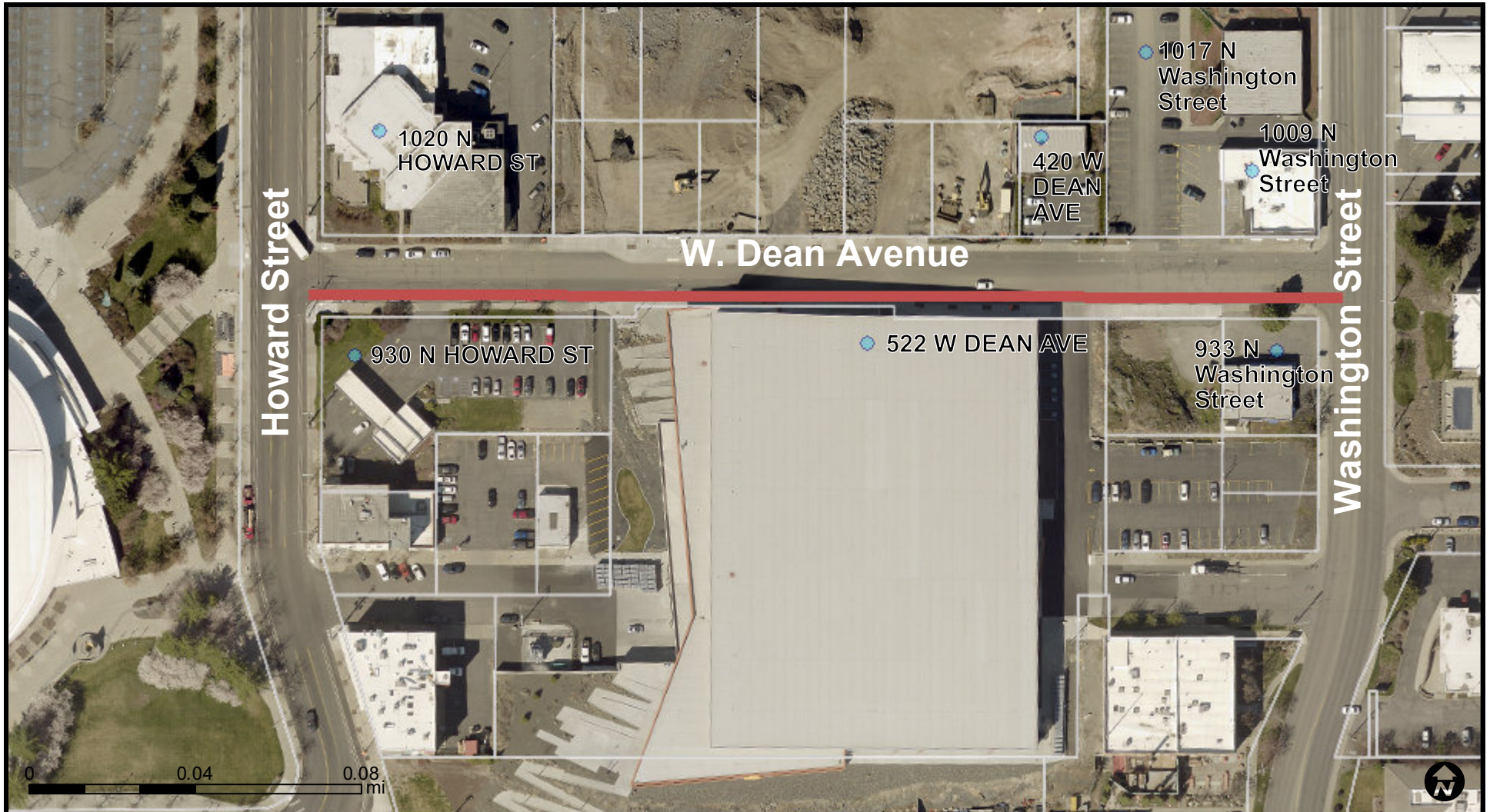
VI. RECOMMENDATION

STAFF CONCLUSION: Based on the above findings, staff supports renaming the roadway “Joe Albi Way”.

Briefing Paper

Plan Commission Hearing 6-28-2023

Division & Department:	Business and Development Services, Development Services Center
Subject:	Spokane School District has applied for a Street Name Change; renaming of a section of W. Dean Avenue, between Howard Street and Washington Street, to "Joe Albi Way."
Date:	Plan Commission Workshop June 14, 2023 Plan Commission Hearing scheduled for June 28, 2023
Contact (email & phone):	Taylor Berberich, 509-625-6193
City Council Sponsor:	
Executive Sponsor:	Development Services Center
Strategic Initiative:	n/a
Outcome: (deliverables, delivery duties, milestones to meet)	Plan Commission will review and send a recommendation to City Council. City Council may approval of the renaming of a portion of W. Dean Avenue, between Howard and Washington Streets, to Joe Albi Way.
<p><u>Background/History:</u></p> <p>Spokane Public Schools (SPS), in partnership with the Spokane Public Facilities District (PFD), is building a new stadium in downtown Spokane, adjacent to the Spokane Arena, The Podium, and the Spokane Civic Theatre. The PFD will maintain and operate the stadium after construction is completed, saving the School District significant operational costs. In addition, the PFD will use the stadium for professional sports, concerts, and other entertainment events when not in use by the School District, resulting in significant community and economic benefit to the greater Spokane area.</p> <p>To recognize the legacy of the former stadium's namesake Joe Albi, the School District has included in the design of the new Stadium an area near the front entry to be named "Joe Albi Plaza," which will include a display plaque and the statue of Joe Albi (Joe Fan), once located in the former stadium. To further recognize the many contributions Joe Albi made to sports in Spokane, the District has submitted a Street Name Change Application to the City of Spokane, requesting to rename the section of West Dean Avenue between Washington Street and Howard Street to 'Joe Albi Way.' This section of West Dean Avenue is located adjacent to the Podium and the new downtown stadium currently being constructed.</p> <p>Adjacent property owners have been notified of this request by mail and email. This section of street will be posted with two signs giving notice of the June 28th hearing before the Plan Commission.</p> <p>Spokane School District No. 81 has, by resolution No 2023-05, voiced its support for this proposal. This resolution is included as an attachment.</p>	



Legend

- Parcel
- Project Limits
- Address Point

W. Dean Avenue

That section between Howard Street and Washington Street
Dean Avenue Renaming

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.

City of Spokane GIS





General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Request to rename the section of West Dean Avenue between Washington Street and Howard Street to "Joe Albi Way". This section of West Dean Avenue is located adjacent to the Podium and the new downtown stadium currently being constructed.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

501 W. Gardner Avenue, Spokane WA 99201

APPLICANT

Name: Spokane Public School (Shawn Jordan – Chief Operations Officer)

Address: N. 200 Bernard, Spokane, WA 99201

Phone: 509-354-7227

Email: ShawnJ@Spokaneschools.org

PROPERTY OWNER

Name: Spokane Public Facilities District

Address: 720 W. Mallon, Spokane, WA 99201

Phone: 509-279-7000

Email: scurran@spokanepfd.org

AGENT

Name: Shawn Jordan, Chief Operations Officer, Spokane Public Schools

Address: N. 200 Bernard, Spokane WA 99201

Phone: 509-354-7227

Email: ShawnJ@Spokaneschools.org

Assessor's Parcel Numbers: 35181.4107

Legal Description of Site: _____

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822

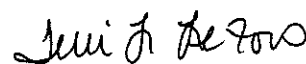
List Specific Permits Requested in this Application: _____

SUBMITTED BY:
Sharon Jordan
X Applicant ☐ Property Owner ☐ Property Pu

I, Shawn Jordan _____, agent owner of the above-described property, do hereby authorize _____ to represent me and my interests in all matters regarding this application.

[illegible]

Witness my hand and official seal hereto affixed the day and year first above written.



Spokane Washington

SPOKANE SCHOOL DISTRICT NO. 81
SPOKANE COUNTY, WASHINGTON

RESOLUTION NO. 2023-05

A RESOLUTION of the Board of Directors of Spokane School District No. 81, Spokane County, Washington, expressing its support to rename a portion of West Dean Avenue adjacent to the new downtown Stadium site as “Joe Albi Way”; and providing for related matters.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SPOKANE SCHOOL DISTRICT NO. 81, SPOKANE COUNTY, WASHINGTON, as follows:

Section 1. Findings and Determinations. The Board of Directors (the “Board”) of Spokane School District No. 81, Spokane County, Washington (the “District”), takes note of the following facts and makes the following findings and determinations:

(a) On November 6, 2018, the District’s voters approved a ballot proposition, submitted pursuant to District Resolution No. 2018-10 (the “2018 Election Resolution”), authorizing the District to undertake and finance certain capital projects, including to “... replace or renovate ... Albi Stadium ...” (the “Stadium Project”). Section 2(h) of the 2018 Election Resolution, which was incorporated by reference in the ballot proposition, further defined the Stadium Project to include: “Construct a new stadium to replace Albi Stadium on a site to be determined by the Board that will include, but not be limited to, a stadium facility, parking, locker rooms, restrooms, concessions and other capital facilities and improvements.”

(b) On March 10, 2021, downtown Spokane business community members presented a proposal requesting the Board consider constructing the Stadium Project in downtown Spokane, adjacent to the Spokane Arena and the Podium indoor sports facility.

(c) The District subsequently engaged the community to evaluate the downtown proposal for the Stadium Project, including: (1) conducting two public forums (the first on March 16, 2021 and the second on March 17, 2021) with the majority of those providing public comment in favor of the downtown location; (2) conducting a Thought Exchange from March 12 to March 31, 2021 that engaged 7,704 participants, received 11,223 “thoughts” from students, District staff, parents/guardians and community members and concluded “there is overwhelming support for a downtown stadium” with the highest rated themes being consideration of the Spokane Civic Theatre, student centric approach for access and scheduling and a strong relationship with the Spokane Public Facilities District (the “PFD”); and (3) receiving correspondence from District principals and athletic directors, Spokane Civic Theatre, Eastern Washington University, Washington State University and numerous elected officials and other community members.

(d) Upon hearing and consideration of the community feedback, the Board on April 21, 2021, adopted a motion to allow District staff to engage in negotiations to create a partnership with the PFD regarding the development and operation of the Stadium Project in downtown Spokane.

(e) Based on general terms of understanding negotiated by District and PFD staff, and after due consideration, and being fully informed and advised, the Board adopted Resolution No.

2021-13 to, among other actions, "... select and designate the Stadium Project to be constructed in downtown Spokane on an approximately five to seven acre site, which is bordered by Boone avenue to the north, Howard street to the west, Dean avenue to the south, and Washington street to the east, together with other sites necessary for parking and related facilities and improvements." Resolution No. 2021-13, § 2.

(f) Under the resulting partnership with the PFD, the District is constructing the Stadium Project at the downtown Spokane location. The PFD will maintain and operate the stadium, saving the District significant costs. In addition, the PFD will use the stadium for professional sports, concerts and other entertainment events when not in use by the District, resulting in significant community and economic benefit to the greater Spokane area.

(g) To recognize the legacy of the former stadium's namesake Joe Albi, the District has included in the design of the Stadium Project an area near the front entry to be named "Joe Albi Plaza," which will include a display plaque and the statue of Joe Albi (Joe Fan), once located in the former stadium. The current draft of the display plaque recognizes Joe Albi's accomplishments and history, as follows:

"The son of Italian immigrants and a lifelong Spokane resident, Joseph Aloysius Albi was more than a local businessman – he was a trial attorney, philanthropist, civic booster, diplomat, and sports supporter. The Spokane Daily Chronicle called him 'a man with a million ideas, every one of which was designed to help some deserving youngsters and to promote...his favorite city.' Albi founded the Athletic Round Table in 1920 and served as its president until his death 42 years later. During that time, he raised and distributed more than two million dollars for the Spokane sports community. His legacy includes Esmeralda Golf Course; Spokane Coliseum; the inaugural U.S. Women's Open golf tournament; numerous PGA Tour events, including the 1944 PGA Championship; and Spokane Memorial Stadium, which hosted everyone from the Green Bay Packers to Elvis Presley to Billy Graham. Renamed in honor of Albi just weeks before his death, the original stadium was demolished in 2022. Today's stadium is a modern testament to the visionary who transformed Spokane sports for good."

(h) To further recognize the many contributions Joe Albi made to sports in Spokane, the District has submitted a Street Name Change Application to the City of Spokane, requesting to rename a section of West Dean Avenue, located adjacent to the Stadium Project site between Washington and Howard Streets, to "Joe Albi Way" (the "Joe Albi Way Application").

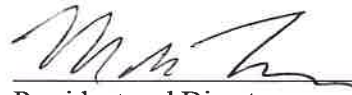
(i) The Board now desires to express its support of the Joe Albi Way Application.

Section 2. Declaration of Support. After due consideration, and being fully informed and advised, the Board hereby expresses its support for the Joe Albi Way Application.

Section 5. Effective Date. This resolution takes effective from and after its adoption.

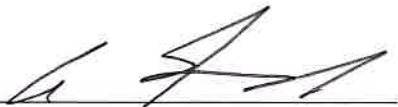
ADOPTED by the Board of Directors of Spokane School District No. 81, Spokane County, Washington, at a regular open public meeting held this 24th day of May 2023.

SPOKANE SCHOOL DISTRICT NO. 81,
SPOKANE COUNTY, WASHINGTON



President and Director

ATTEST:



DR. ADAM M. SWINYARD
Secretary to the Board of Directors



SPOKANE CITY/COUNTY HISTORIC PRESERVATION OFFICE

*Providing historic property protection and development
services to the City of Spokane and Spokane County.*



June 2, 2023

Dear Shawn Jordan and Spokane Public Schools,

This letter is in response to a request from Spokane School District 81 to prepare a short sketch of the history of Dean Avenue and its namesake Chester Dean Ide. The request was prompted by the school district's proposed renaming of a section of Dean Avenue between Howard Street and Washington Street near the downtown stadium and Podium.

Based on the records examined by the Spokane Historic Preservation Office, Dean Avenue (originally Dean Street) was first named as such when Ide's Addition to Spokane was platted in 1883. Ide's Addition was platted by Chester Dean Ide, who shamelessly named the addition after himself. He also used his middle name (Dean, which was probably a family name) and his surname (Ide) for two of the street names.

Chester Dean Ide, and his wife (Lucy nee Loomis) and son (Clarence W. Ide), were significant in late 19th and early 20th century Spokane. Chester was born in Vermont in 1830. In his thirties, he fought in the Civil War with the Union Army as a member of the Wisconsin 25th Infantry Regiment. In 1878, just over a decade after the war ended, the Ides along with a group of thirty-five family members from Wisconsin moved to Spokan Falls via wagon train. Lucy Ide kept a daily journal during their move which can be viewed at the Ferris Archives at Northwest Museum of Arts and Culture.

The Ide family were among the earliest white individuals to arrive at the Spokan Falls townsite, three years before the city incorporated and over a decade before Washington statehood. Chester was a serial homesteader who received title for hundreds of acres of land from the federal government, land that was the ancestral territory of regional tribes including the Spokane Tribe of Indians. In 1880, Chester was appointed as the postmaster of the Mondovi Post Office in Spokane County, a position he held for three years. In 1881, Chester purchased 160 acres in the heart of Spokane from the Northern Pacific Railroad Company. As the city grew, Chester developed the land, which included most of the modern West Central Neighborhood, into a residential district. Chester lived in Spokane until his wife died in 1903 at which time he relocated to Seattle with his son, Clarence. Chester died in 1917 at 86 years old and he is interred at Greenwood Cemetery in Spokane.

Chester's son, Clarence, was 18 years old when the family moved to Spokan Falls. In the 1890s, he served as a Washington State Senator representing Spokane County during the first decade of statehood. He later relocated to western Washington where he became a US Marshall and customs officer. Clarence died in 1917 at just 56 years old in Seattle, just six months after the death of his father. Despite Clarence's untimely death, the family helped to initiate a long political legacy in Washington State. Clarence's daughter Irma Evans (nee Ide), who was active in politics herself, was the mother of Washington's legendary three term governor and United States

Senator, Daniel J. Evans, which makes Clarence the grandfather and Chester the great-grandfather of Governor Evans.

The Ides previously had a more prominent Spokane street in West Central along the north river bluff adorned with their family name, Ide Avenue, which has been reconfigured multiple times and renamed to Summit Parkway. Considering the loss of Ide Avenue, preserving Dean Avenue as a street name is of greater priority since the other street name memorializing the family has been changed. But, the original section of Dean Avenue, as platted by the Ides, was further west than the section proposed for renaming near the downtown stadium/Podium. The original section was between Elm Street and Cedar Street. When the area around the stadium/Podium was first platted as Keystone Addition in 1890, the name Dean Avenue was adopted for the section of section of road between Howard Street and Washington Street likely based on a city policy to use uniform street names for all streets that have alignment east to west and north to south.

Furthermore, the section of Dean Avenue near the downtown stadium/Podium is (and always has been) disconnected from the main contiguous portion of Dean which has an eastern terminus at Adams Street, half a dozen blocks to the west. The small section of Dean Avenue near the stadium/podium also does not proceed further to the east from Washington Street. It is a standalone section of Dean Avenue between Howard Street and Washington Street that is potentially ripe for renaming.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Logan Camporeale', with a stylized flourish at the end.

Logan Camporeale

ORDINANCE NO. xxxxx

An ordinance renaming A portion of West Dean Avenue from Howard Street to Washington Street to “Joe Albi Way.”

WHEREAS, a roadway name shall be established or changed by Ordinance upon recommendation of the City Plan Commission, pursuant to the Spokane Municipal Code - Chapter 17D.050A; and

WHEREAS, Spokane School District proposes this change in honor of Joe Albi and his many years of dedicated advocacy for youth sports in Spokane, and

WHEREAS, the Spokane School District Board of Directors has put forward Resolution No. 2023-05 in favor of the change, and

WHEREAS, the Spokane Public Facilities District has shared a letter in support of the change, and

WHEREAS, the City Plan Commission held a workshop on June 14, 2023, a public hearing on June 28, 2023 to obtain public comments on the proposed street re-naming, after which the Plan Commission closed public testimony, and voted ____ to ____ to recommend approval of the name change to the Spokane City Council.

NOW, THEREFORE, the City of Spokane does ordain:

That W. Dean Avenue, extending from Howard Street to the west and Washington Street to the east, shall be re-named “Joe Albi Way.”

PASSED BY THE CITY COUNCIL ON _____, 2023.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date



Building Opportunity for Housing

June 28 Plan Commission Hearing

June 21, 2023

Plan Commission President, Commissioners:

The Building Opportunity for Housing team looks forward to bringing the Comprehensive Plan Amendments before you for a hearing on June 28 at 4:00 PM. Since the Staff Report was published earlier this month, City staff have received one additional comment letter on the proposal. You will find that email from Ben Stuckart of the Spokane Low Income Housing Coalition attached below. At this time, we have no additional information to provide you prior to the hearing.

If we receive any additional comments before the hearing, we will send them directly to you. Please be sure to check your official email address before the hearing to receive those. In the meantime, we encourage you to review the relevant project materials at the project website, as follows:

<https://my.spokanecity.org/projects/shaping-spokane-housing/building-opportunity-for-housing/2023-comprehensive-plan-amendment/>

Important Dates and Next Steps

As we approach the Hearing, nearly all the required steps for this proposal have been completed. Some of these are listed below, as well as the remaining major steps still to come. These are approximate and may change slightly, but they are helpful when considering our path through this process.

- | | |
|---------------------------------------|--|
| ✓ May 8: Public Comment Period Begins | ✓ June 14: Final PC Workshop |
| ✓ May 10: PC Workshop | ✓ June 12: Staff Report and SEPA Determination |
| ✓ May 24: PC Workshop | • June 28: Plan Commission Hearing |
| ✓ June 7: Public Comment Period Ends | • July 31: City Council Hearing |

Thank you again for all your time and careful consideration throughout this process. We look forward to seeing you all for the hearing on June 28.

Sincerely,

Your Building Opportunity for Housing Team

compplan@spokanecity.org

From: Ben Stuckart <benstuckart@gmail.com>
Sent: Friday, June 9, 2023 10:38 AM
To: City Council Members and Staff <citycouncil@spokanecity.org>
Cc: Gardner, Spencer <sgardner@spokanecity.org>
Subject: BOCA Comment

[CAUTION - EXTERNAL EMAIL - Verify Sender]

City Council

I understand you have been receiving comments from specific neighborhoods as well as concerns from parties concerned about gentrification.

The wealthy neighborhoods are worried about poorer folks moving in and the people worried about gentrification are concerned about poor people being displaced. These concerns are at odds with each other. They both cannot be true. As you know I have been working heavily on housing policy since 2017 and since 2020 spend over 40 hours per week researching, advocating, and attending conferences to learn best practices.

Below are my thoughts. I am free to meet with any of you in the lead up to your hearing at the end of the month.

On July 18, 2022 The Spokane City Council passed the Building Opportunity and Choices for All (BOCA) Ordinance. This ordinance was in response to the local market rate housing crisis which has seen rents and ownership rates rise at unsustainable levels over the last 3 years. The average Spokane renter is seeing rent increases over 60% the last 3 years. Combine this with the fact that wages are not rising this fast and we have an unsustainable housing situation. If you look at the data, inventory is low and rents are rising. A lack of supply has led to this situation.

The BOCA ordinance allows duplexes, fourplexes and townhomes in Spokane's single family neighborhoods. Production of these types of homes fills the "missing middle". Spokane's policy was praised across the state by advocates of both urbanism and the free market as a step in the right direction. Spokane has seen an increase in permitted activity over the last 12 months and we must act to make BOCA permanent.

The great thing about allowing the missing middle is that it directly addresses the racism of past housing policies and at the same time satisfies those that see the free market as the solution to many economic crises. In 1916, the city of Berkeley CA didn't want a black owned business to open in a predominantly white neighborhood, so the Berkeley city council passed an ordinance that said no black

owned businesses in certain rich, white neighborhoods. The CA State Supreme court rightfully struck this law down. So what did Berkeley do? They came up with Single Family Zoning out of thin air, and by saying certain neighborhoods could only have homes and not apartments, townhomes, duplexes or fourplexes, by doing this they zoned poor people out of their neighborhoods. A majority of people of color in Berkeley were poor so in essence they used zoning for racial segregation. Fast forward 108 years and we have gotten rid of this legacy of our shameful past. We are now directly attacking the roots of racist housing policy.

If you don't think we should be using policy to address the wrongs of the past but instead just believe you should be able to use your property that you own to build what you want, BOCA is also for you. You now have a much wider set of options available to you to suit your needs. Want a single family home, go for it. Want a couple townhouses, go for it. The market is free to create more housing. What could be better than the left and right coming together to solve the housing crisis!

But as with all complicated policy decisions you have people on all spectrums of the political landscape coming out against making these groundbreaking changes permanent. The first set of opposition is grumbings from our neighborhoods on the edges of town that tend to be wealthier and believe their property rights extend to what everyone else around them builds as well. I get it, people in very wealthy neighborhoods such as Indian Trail, Five Mile and Rockwood bought homes in exclusive wealthy neighborhoods and don't want "those" people living near them. They want the character of their neighborhood to stay the same, damn the consequences. Literature refers to these members of our community as "NIMBYS" or "not in my backyard" opposition. I say "Yes in my backyard" and cannot wait until an ADU can be built in my backyard. Things change and change is hard. Opposition based on self preservation of the status quo of income segregation has no real basis in policy nor moral grounding.

These changes will create mixed income neighborhoods, this is good. Mixed-income neighborhoods stop income segregation and stop the practice of othering people because at the grocery store, at the library and across the street you run into people who are different from you. We should strive for every neighborhood to be mixed-income.

The second set of opposition is those that believe that allowing "upzoning" or new types of housing in a neighborhood or new investment in neighborhoods will lead to gentrification (displacement). Gentrification is a real worry in poor neighborhoods when investment is made without regards to the current

residents. They will be pushed out as new investments are made and property values rise. Think of the investments we made on the Sprague corridor from 2014-2017, by incentivizing and funding low-income housing development along the corridor and prioritizing rehabilitation of current houses as we invested in the streets and infrastructure the city was able to create a permanent mixed income neighborhood instead of allowing prices to rise and forcing residents to leave. Those investments hedged against gentrification. In regards to the Building Opportunities and Choices for All Act the city is doing the opposite. Allowing less expensive options in middle class and wealthy neighborhoods. The investments will create a mix of incomes and a healthier community. *Gentrification worries have followed this discussion but not one scholarly study has shown that by confronting our racist housing policies we should worry about gentrification.* It has not happened where this has been done before. As communities implement a variety of strategies to foster mixed income neighborhoods we see strengthening communities, more walkable neighborhoods and a decrease in the ability to “other” members of our community. Our strength is in our diversity and in this instance a free market solution that confronts past racist housing policies is a step in the right direction.

Thanks for reading
Ben

Ben Stuckart
Executive Director, Spokane Low Income Housing Coalition
www.housingandhelp.org