

**URBAN EXPERIENCE COMMITTEE MEETING
FINAL AGENDA FOR
September 10, 2018
1:15 p.m. – City Council Briefing Center**

The Spokane City Council's Urban Development Committee meeting will be held at **1:15 p.m. on October 8, 2018** in City Council Briefing Center –Lower Level City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council.

The meeting will be open to the public, with the possibility of moving or reconvening into executive session only with the members of the City Council and the appropriate staff. No legislative action will be taken. No public testimony will be taken and discussion will be limited to appropriate officials and staff.

AGENDA

I. Call to Order

II. Approval of Minutes

III. Consent Items

- Vacation of a Small Portion of Cliff Ave west of Grand- Eldon Brown
- Street Vacation of Thor Court south of Mission Ave- Eldon Brown
- MFTE Conditional Contract Columbus Rows- Ali Brast
- MFTE Conditional Contract Baldwin Square- Ali Brast
- Howard Street Skywalk Updated Contract- Ali Brast
- Wall Street Skywalk Updated Contract- Ali Brast
- Amendment with Cost to Contract for On-Site Valve Repairs at the WTE- David Paine
- Amendment with Cost to Contract for Boilermaker Services at the WTE- David Paine
- Amendment with Cost to Contract for Boiler Blasting Services- David Paine
- 2019 Downtown Spokane Business Improvement District BID Assessment Process- Chris Green
- 2019 East Sprague Business Improvement District BID Assessment Process- Chris Green

IV. Discussion Items

A. Council Request

- Update from the DSP on the BID Assessment Review by BDS Planning & Urban Design (30 minutes)

B. Staff Requests

- Infill Code Revisions- Nate Gwinn (30 minutes)
- North River Bank Sub-area Planning RFP- Melissa Wittstruck (10 minutes)

C. Business Reports

V. Strategic Plan Session

- A. Partner Update – DSP Mark Richard (10 minutes)
- B. Partner Update – Patrick Jones, Community Indicators (10 minutes)
- C. Economic Update – Cooley (10 minutes)

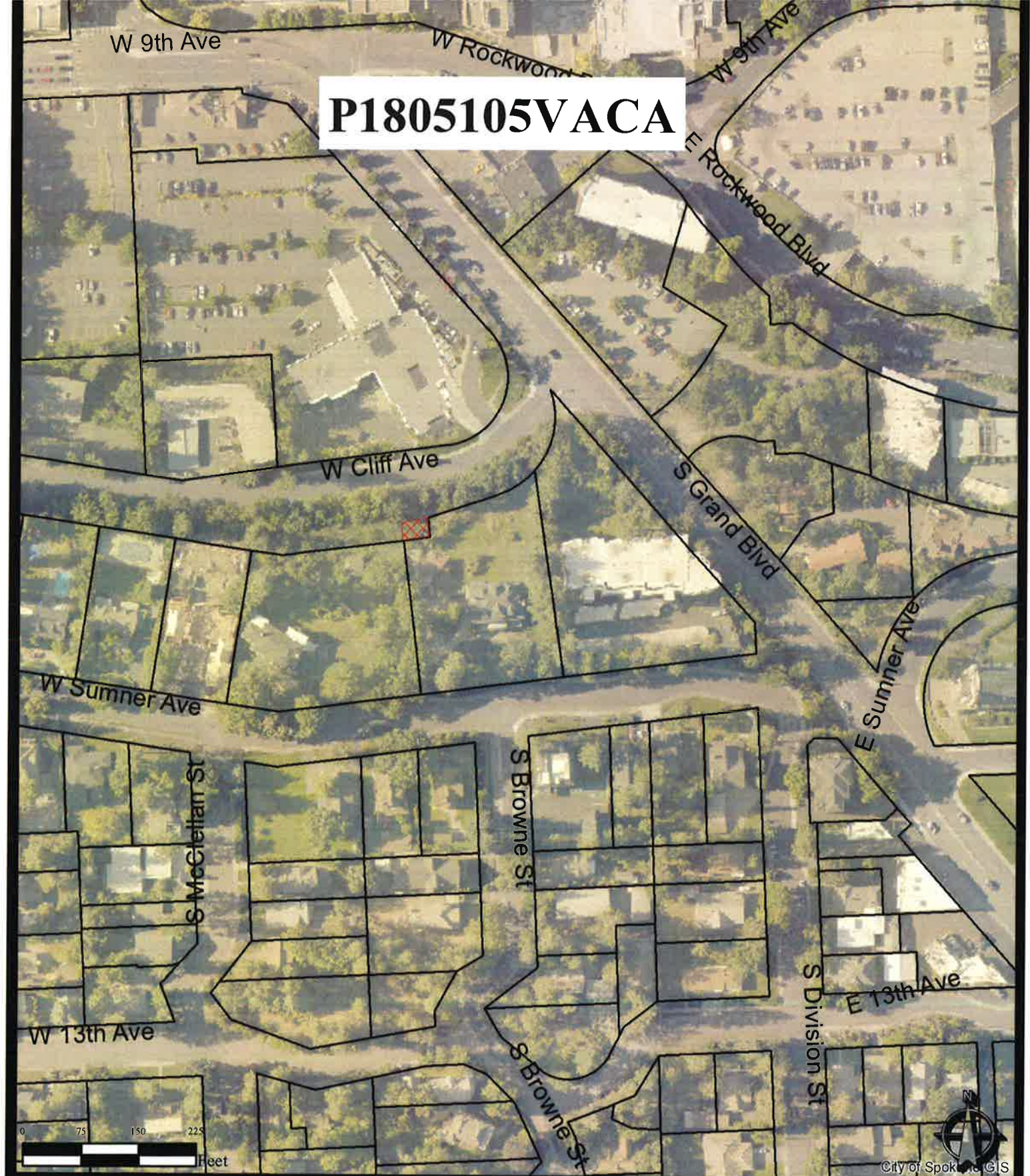
VI. Adjournment:

Next Urban Development Committee meeting will be on Monday, November 12, 2018.

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 Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through 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.

Briefing Paper (Urban Development Committee)

Division & Department:	Developer Services
Subject:	Vacation of a small portion of Cliff Ave RW.
Date:	October 8, 2018
Contact (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Development
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Section 17G.080.020 of the Spokane Municipal Code and Chapter 35.79 of RCW regarding street vacations.
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Precedes taking this application to a public hearing before City Council
Background/History: The property owner would like to purchase a small section of public right-of-way in order to irrigate, maintain, and landscape it. They believe it will help the neighborhood appearance while reducing the risk of fire and loitering.	
Executive Summary: <ul style="list-style-type: none"> Map of the proposal area attached 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.) Revenue Generating	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	



P1805105VACA



**Preliminary Right of Way Description:
A portion of Cliff Ave RW
west of Grand Blvd**

Legend

 Vacation Area

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 features
or relationships to property lines, section lines,
streets, etc.



Briefing Paper

Urban Development

Division & Department:	Development Services
Subject:	Vacation of N. Thor Ct. located south of Mission Ave
Date:	October 8, 2018
Author (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Development
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Section 17G.080.020 of the Spokane Municipal Code and Chapter 35.79 of RCW regarding street vacations.
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Precedes taking this application to a public hearing before City Council

Background/History: *Provide brief history e.g. this is the 3rd and final 5 year extension of the contract which was put in place in 2007.*

Washington State Department of Transportation (WSDOT) has submitted a petition signed by 100% of the adjacent property owners to vacate N. Thor Ct. located south of Mission Avenue. The right-of-way has not been used since 2009 and was barricaded by agreement since 2010. WSDOT would like to utilize the unused right-of-way area for future development.

Wastewater Management has an existing eight-inch sanitary sewer main located twelve feet south of and parallel to the right-of-way line of Mission Ave within an existing sixteen-foot wide easement. Staff is requiring a twenty-foot easement for the sanitary main within the vacated Thor Ct. right-of-way AND requesting that the applicant extend the existing sixteen-foot easement to a twenty-foot easement to better protect the sanitary main.

Executive Summary:

- Map of the proposed vacation area attached
- Map of the approximate location of the existing sanitary sewer main attached
- Staff Report & Recommendations attached

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☒ No

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

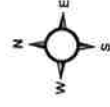
Consistent with current operations/policy? ☒ Yes ☐ No

Requires change in current operations/policy? ☐ Yes ☒ No

Specify changes required:

Known challenges/barriers:

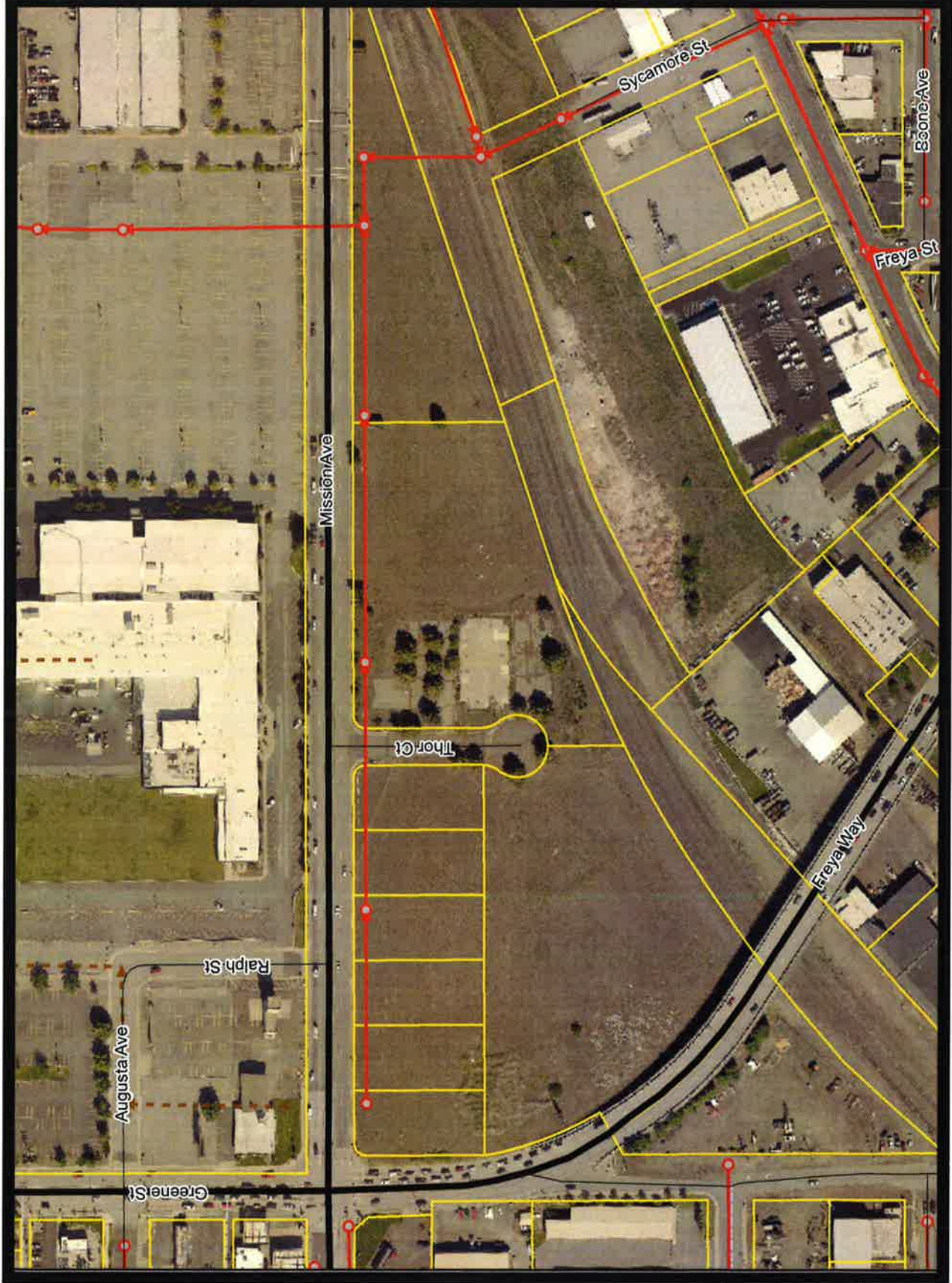
**Sewer Main
approximate
location in existing
16-foot easement**



Document Path: C:\Users\jeliason\Desktop\Basemap.mxd

THIS IS NOT A LEGAL DOCUMENT.
This information is for informational purposes only and is compiled
from various sources and is subject to change without notice.
Information shown on this map should
not be used to determine the location of facilities
in relationship to property lines, section lines,
streets, etc.

Printed by: jeliason
Print date: 9/18/2018





**CITY OF SPOKANE
DEVELOPMENT SERVICES**

808 West Spokane Falls Blvd, Spokane WA 99201-3343
(509) 625-6300 FAX (509) 625-6822

STREET VACATION REPORT
August 21, 2018

LOCATION: 1400 block of N. Thor Ct

PROPONENT: Washington Dept. of Transportation

PURPOSE: Street is no longer in use; potential for redevelopment

HEARING: TBD

REPORTS:

AVISTA UTILITIES – Avista has no concerns or further comment.

INLAND POWER – Inland Power & Light Co. have no utility facilities within the proposed area to be vacated.

COMCAST – Comcast has no problem with the vacation.

CENTURYLINK – Centurylink has no objections to the above referenced city vacation.

ZAYO – Zayo has no objections and/or issues with the vacation of N. Thor Ct., south of Mission Ave.

ASSET MANAGEMENT - CAPITAL PROGRAMS – No comments received.

FIRE DEPARTMENT – Fire has no comments or objections.

NEIGHBORHOOD SERVICES – No comments received.

PARKS DEPARTMENT – No comments received.

DEVELOPMENT SERVICES – ENGINEERING – The water main must be killed at the main in Mission Avenue and abandoned. At least one fire hydrant will need to be relocated. The entrance of Thor Court at Mission Avenue will need to be removed and replaced with curb and sidewalk.

DEVELOPMENT SERVICES - TRAFFIC DESIGN – No objection.

DEVELOPMENT SERVICES - PLANNING – No concerns.

POLICE DEPARTMENT – No comments received.

SOLID WASTE MANAGEMENT – No comments received.

STREET DEPARTMENT – We have reviewed the proposed vacation of Thor Ct. south of Mission Ave. and the Street Department has no objections to the proposed vacation.

WASTEWATER MANAGEMENT – Wastewater management has no objections to the vacation provided on site runoff be maintained and treated on site. Any revision to the curb across the vacated area may necessitate revision to the City storm assets there at the petitioner's expense. There is also a sewer main in an easement running parallel to Mission Avenue on the south side of Mission Avenue. The easement width varies from sixteen feet to twenty feet along the south side of Mission. The sewer main is located approximately four feet from the south line of the existing easement. Wastewater would require a twenty-foot wide no build easement across the vacated Thor right-of-way and requests the sixteen-foot easement areas be widened to twenty-foot no-build easements from Greene Street to the old Sycamore Street alignment to allow for better, safer access to the sewer main.

WATER DEPARTMENT – No comments received.

BICYCLE ADVISORY BOARD – No comments received.

RECOMMENDATION: That the petition be granted and a vacating ordinance be prepared subject to the following conditions:

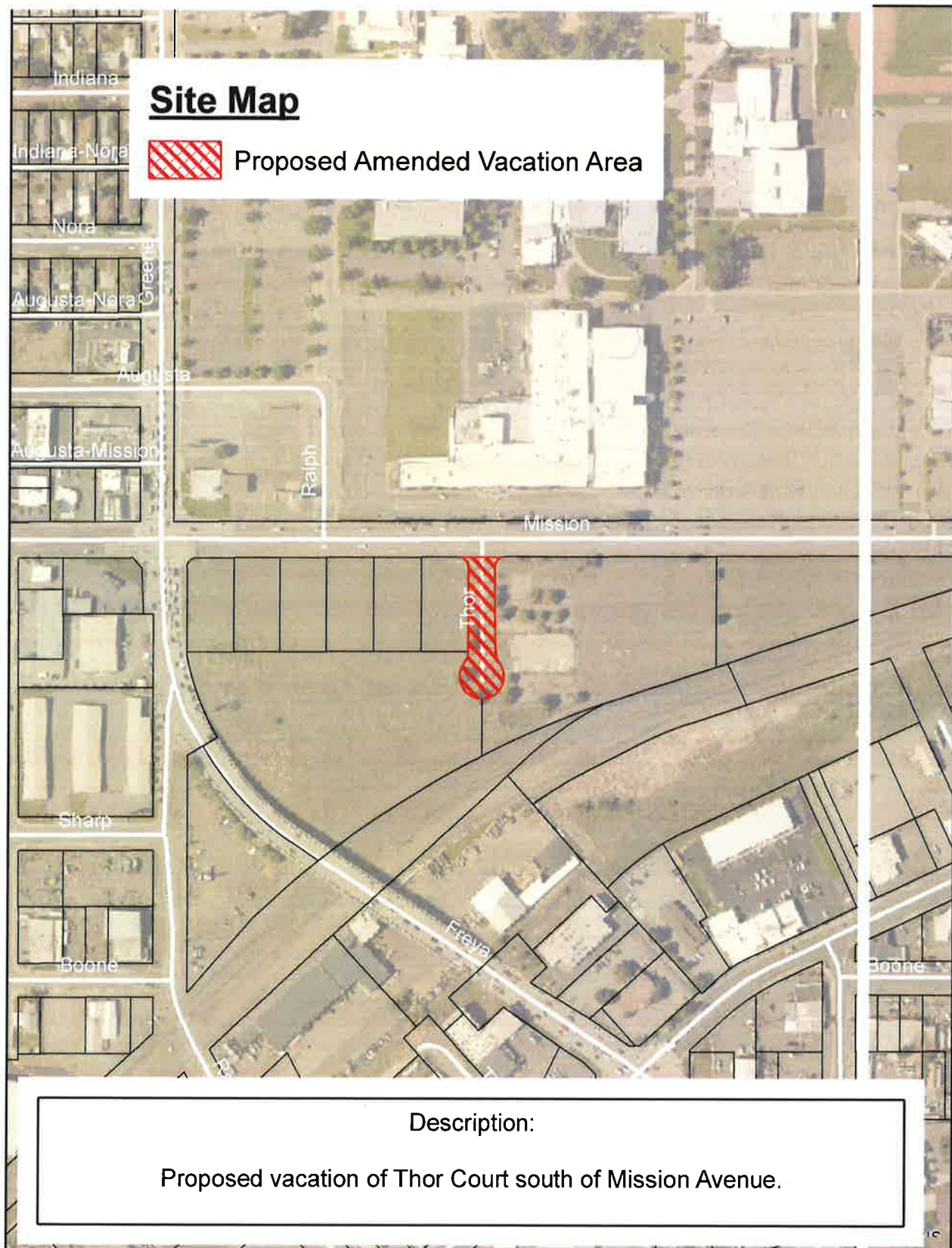
1. The water main in Thor Court be disconnected at the water main in Mission Avenue and abandoned and the two associated fire hydrants be removed or relocated.
2. Proper closure of Thor Court in accordance with City standards. This is to include removing concrete, asphalt, and curb ramps, replacing it with standard City curb, gutter and sidewalk. Also, it will be necessary to either move and adjust the existing catch basins.
3. The existing sixteen-foot easement, parallel and directly south of Mission Avenue, be widened to a twenty-foot from Greene Street to the old Sycamore Street alignment. If the increased easement width is granted, the valuation of the vacated land will be credited \$10,896.05.

4. Adequate emergency vehicle access shall be maintained to existing and future buildings.
5. The proponent shall pay to the City of Spokane the assessed valuation for the vacated land as defined by the latest information from the County Assessor's Office. This is calculated to be \$80,581.98 and is to be deposited to Budget Account #3200 49199 99999 39510.
6. That the final reading of the vacation be held in abeyance until all of the above conditions are met and that the above conditions are met by December 31, 2019.



Eldon Brown, P.E.
Principal Engineer – Development Services Center

JE/xxx



The location of vacated area is an approximate representation.

*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.*



Briefing Paper

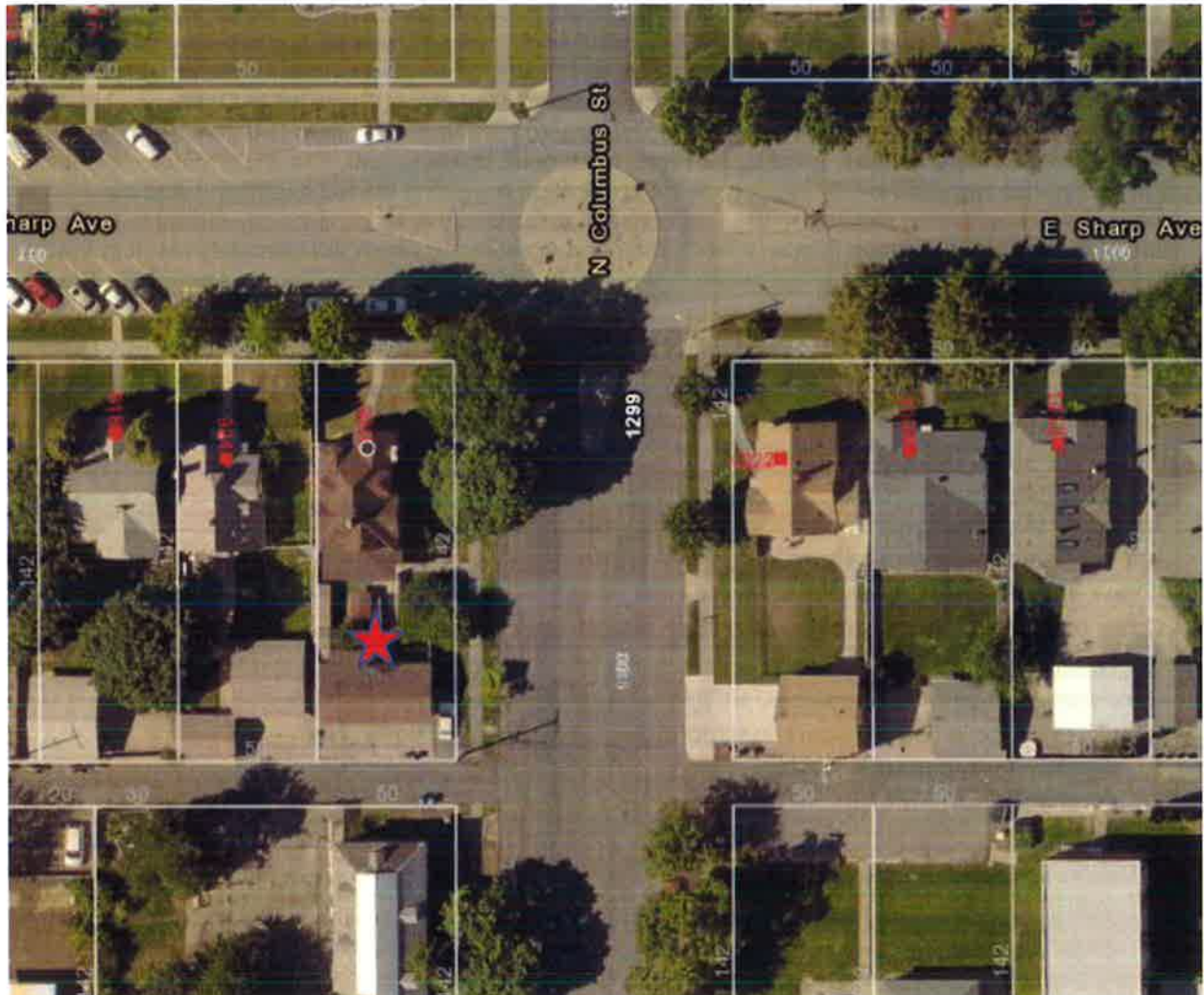
Urban Experience Committee

Division & Department:	Development Services Center
Subject:	MFTE Conditional Contract
Date:	October 8, 2018
Contact (email & phone):	Ali Brast (abrast@spokanecity.org , 625-6638)
City Council Sponsor:	TBD
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 08.15 Multi- Family Housing Property Tax Exemption
Strategic Initiative:	
Deadline:	Will file for Council consideration following committee meeting
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of Conditional Multi-Family Tax Exemption contract
Background/History: Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. The City Council enacted Ordinance No. C-32575, which provides for the property tax exemption program for multiple housing in residential targeted areas. Pursuant to Ordinance No. C-33079, the City Council expanded the residential targeted areas. Pursuant to Ordinance No. C-35524, the regulations were revised, allowing for rental rates of up to 115% AMI. The State statute and the City ordinance require the City to approve the application regarding the tax exemption and the necessary construction requirements. This contract authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office.	
Executive Summary: <ul style="list-style-type: none"> Applicant applying for a conditional contract to build a 6-unit townhouse project at 930 E Sharp Property is in the Context Area 4 zone of the Form Based Code 	
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

Tax Abatement Information:

2018 Multi-Family Tax Exemption MFTE Property Tax Forgone & Savings Calculator	
Project Name: Baldwin Square	
Number of units in the project	6
*Average Property Value Exempt per unit	\$121,094
Estimated City Property Tax forgone annually per unit	\$312
Estimated Property Tax saved per project annually	\$9,881
Enter the number of years of MFTE (8 or 12)	12
Estimated Property Tax saved during the term of exemption	\$118,575
Estimated City Tax forgone during the term of exemption per unit	\$3,749
Estimated City Tax forgone during the term of exemption all units	\$44,989
<i>Once a project has met programmatic criteria the owner can expect to save approximately \$1,600 on their tax bill for every \$120,000 of Exempt Assessed Value on the housing portions of the property.</i>	
<small>*Average Property Value Exempt per unit is based upon the average of all properties currently in the MFTE Program and 2017 Property value assessments</small>	

Site Map:



Briefing Paper

Urban Experience Committee

Division & Department:	Development Services Center
Subject:	MFTE Conditional Contract
Date:	October 8, 2018
Contact (email & phone):	Ali Brast (abrast@spokanecity.org , 625-6638)
City Council Sponsor:	TBD
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 08.15 Multi- Family Housing Property Tax Exemption
Strategic Initiative:	
Deadline:	Will file for Council consideration following committee meeting
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of Conditional Multi-Family Tax Exemption contract
Background/History: Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. The City Council enacted Ordinance No. C-32575, which provides for the property tax exemption program for multiple housing in residential targeted areas. Pursuant to Ordinance No. C-33079, the City Council expanded the residential targeted areas. Pursuant to Ordinance No. C-35524, the regulations were revised, allowing for rental rates of up to 115% AMI. The State statute and the City ordinance require the City to approve the application regarding the tax exemption and the necessary construction requirements. This contract authorizes the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office.	
Executive Summary: <ul style="list-style-type: none"> <i>Applicant applying for a conditional contract to build a 4-unit townhouse project at 228 E Baldwin</i> <i>Property is zoned Residential Multi-Family</i> 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

Tax Abatement Information:

2018 Multi-Family Tax Exemption MFTE Property Tax Forgone & Savings Calculator	
Project Name: Baldwin Square	
Number of units in the project	4
*Average Property Value Exempt per unit	\$121,094
Estimated City Property Tax forgone annually per unit	\$208
Estimated Property Tax saved per project annually	\$6,588
Enter the number of years of MFTE (8 or 12)	12
Estimated Property Tax saved during the term of exemption	\$79,050
Estimated City Tax forgone during the term of exemption per unit	\$2,499
Estimated City Tax forgone during the term of exemption all units	\$29,993
<i>Once a project has met programmatic criteria the owner can expect to save approximately \$1,600 on their tax bill for every \$120,000 of Exempt Assessed Value on the housing portions of the property.</i>	
<small>*Average Property Value Exempt per unit is based upon the average of all properties currently in the MFTE Program and 2017 Property value assessments</small>	

Site Map:



Briefing Paper

Urban Experience Committee

Division & Department:	Development Services Center
Subject:	Howard Street Skywalk Updated Contract
Date:	October 8, 2018
Contact (email & phone):	Ali Brast (abrast@spokanecity.org , 625-6638)
City Council Sponsor:	TBD
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 12.02. Article III Skywalks
Strategic Initiative:	
Deadline:	Will file for Council consideration following committee meeting
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of updated skywalk agreement
<p>Background/History: In 2016, as a part of the redevelopment the Macy's Building (now The M) the owner had to temporarily remove the existing skywalk over Howard Street between The Bennet Block and The M. As a part of the replacement, we asked the owner to modernize the existing skywalk agreement to adhere to our current skywalk regulations in SMC 12.02. The agreement has been reviewed by Legal and all language agreed to by all parties. This contract is in compliance with our current skywalk regulations and allows the structure over the right-of-way between the two buildings.</p>	
<p>Executive Summary:</p> <ul style="list-style-type: none"> Three party contract – the City of Spokane, JGFH, LLC (owner of the Bennet Block) and 600 Main, Inc (owner of The M) for the modernized skywalk agreement over the right-of-way 	
<p>Budget Impact:</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>If new, specify funding source:</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p>Operations Impact:</p> <p>Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Specify changes required:</p> <p>Known challenges/barriers:</p>	

Briefing Paper

Urban Experience Committee

Division & Department:	Development Services Center
Subject:	Wall Street Skywalk Updated Contract
Date:	October 8, 2018
Contact (email & phone):	Ali Brast (abrast@spokanecity.org , 625-6638)
City Council Sponsor:	TBD
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	SMC 12.02. Article III Skywalks
Strategic Initiative:	
Deadline:	Will file for Council consideration following committee meeting
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of updated skywalk agreement
Background/History: In 2016, as a part of the redevelopment the Macy's Building (now The M) the owner had to temporarily remove the existing skywalk over Wall Street between Urban Outfitters and The M. As a part of the replacement, we asked the owner to modernize the existing skywalk agreement to adhere to our current skywalk regulations in SMC 12.02. The agreement has been reviewed by Legal and all language agreed to by all parties. This contract is in compliance with our current skywalk regulations and allows the structure over the right-of-way between the two buildings.	
Executive Summary: <ul style="list-style-type: none"> Three party contract – the City of Spokane, 702 W Main (owner of the Urban Outfitters Building) and 600 Main, Inc (owner of The M) for the modernized skywalk agreement over the right-of-way 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

Briefing Paper

Urban Experience

Division & Department:	Public Works Division; Solid Waste Disposal
Subject:	Amendment with Cost to Contract for On-Site Valve Repairs at the WTE.
Date:	October 8, 2018
Contact (email & phone):	David Paine, dpaine@spokanecity.org , 625-6878
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	Urban Experience/Public Infrastructure, Environment and Sustainability Committee
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	Sustainable Resources-Sustainable Practices; Innovative Infrastructure-Affordable Services
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval of additional funds for on-site valve repairs; without which the WTE facility would not be able to continue uninterrupted operations.
Background/History: <p>The Waste to Energy Facility has many types of valves which are critical to the operation of the plant. On-site maintenance is required for safe and efficient operation. Any number of valve failures could result in a plant shutdown. In December of 2014, these valve repair services were awarded to Bay Valve Services, LLC. The original contract was for 1 year and allowed for four (4) additional one-year extensions.</p> <p>An additional \$140,000.00 is needed in 2018 to complete work on several valves in the facility. As a result of our inspection programs we identified additional valve repairs that are necessary to safely and efficiently maintain and operate our boilers. There are 8 Priority # 2 Valves on our valve repair list, not previously identified, that can only be repaired during a Cold Iron. We have a Cold Iron scheduled for November 2018. This is the reason for the additional funding requested. The requested funds will be available due to deferment and/or a re-evaluation of other projects and will not result in a request for additional budget dollars.</p>	
Executive Summary: <ul style="list-style-type: none"> Increase in funds of \$140,000.00 to the contract with Bay Valve Services, LLC. For on-site valve repairs. The initial contract amount of \$100,000.00 was insufficient to cover the large number of critical valves that required repairs in 2018. Total contract amount of \$240,000.00. Failure to repair these valves will equate to a loss of efficiency, electrical production and greater damage to the valves themselves; costing more to repair down the road. 	
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source:	

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy?

☒

Yes

☐

No

☐

N/A

Requires change in current operations/policy?

☐

Yes

☒

No

☐

N/A

Specify changes required:

Known challenges/barriers:

Briefing Paper

Urban Experience

Division & Department:	Public Works Division; Solid Waste Disposal
Subject:	Amendment with Cost to Contract for Boilermaker Services at the WTE Facility
Date:	October 8, 2018
Contact (email & phone):	David Paine, dpaine@spokanecity.org , 625-6878
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	Urban Experience/Public Infrastructure, Environment and Sustainability Committee
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	Sustainable Resources-Sustainable Practices; Innovative Infrastructure-Affordable Services
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval of additional funds for boilermaker services; without which the WTE facility would not be able to continue uninterrupted operations.
Background/History: <p>Each year, two scheduled outages are performed on each of the two boilers at the WTE Facility. Experienced boilermakers make repairs and boiler tube replacements during these outages. The anticipated cost for these services is approximately \$600,000.00 each year. These services were awarded to Helfrich Brothers Boiler Works, Inc. in 2017.</p> <p>As a result of our inspection programs we identified additional repairs that were necessary to safely and efficiently operate our boilers. The most critical work was accomplished in that same Spring Outage while the remainder was pushed out to be addressed during the 2018 Fall Outage. This will require \$440,000.00 in additional funding on the contract for 2018, for a total annual spend of \$1,040,000.00. The requested funds will be available due to deferment and/or a re-evaluation of other projects and will not result in a request for additional budget dollars.</p>	
Executive Summary: <ul style="list-style-type: none"> The WTE has two scheduled outages per year for each of the boilers, with an anticipated duration of 7-12 days each, with two 12-hour shifts per day. Critical repairs were identified and accomplished during the Spring Outage, and others will need to be completed during the 2018 Fall Outage. Additional repairs will result in an additional \$440,000.00 in cost, for a total spend of \$1,040,000.00 in 2018. Funding will be available due to deferment and/or a re-evaluation of other projects. 	
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source:	

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy?

☒ Yes ☐ No ☐ N/A

Requires change in current operations/policy?

☐ Yes ☒ No ☐ N/A

Specify changes required:

Known challenges/barriers:

Briefing Paper

Urban Experience

Division & Department:	Public Works Division; Solid Waste Disposal
Subject:	Amendment with Cost to Contract for Boiler Blasting Services
Date:	October 8, 2018
Contact (email & phone):	David Paine, dpaine@spokanecity.org , 625-6878
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	Urban Experience/Public Infrastructure, Environment and Sustainability Committee
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	Sustainable Resources-Sustainable Practices; Innovative Infrastructure-Affordable Services
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval of additional funds for Boiler Blasting Services; without which the WTE facility would not be able to continue uninterrupted operations.
<u>Background/History:</u> <p>Prior to maintenance outages, blasting with explosives is done in the boilers to facilitate more efficient cleaning and repairs. Online Cleaning Services of Marysville, CA was awarded the contract for these services at the WTE Facility in March of 2015 for one year, with the option of four (4) additional one-year renewals.</p> <p>The typical annual cost for these services is \$215,000.00, which is the amount of the renewal for 2018. As a result of the unplanned Turbine Outage and Boiler Outages in the month of August we incurred additional costs associated with boiler cleaning. An additional \$30,000.00 will need added to the contract in order to fulfil the needs of the boiler outage planned in November 2018.</p>	
<u>Executive Summary:</u> <ul style="list-style-type: none"> Blasting of the boilers with explosives is done during outages to facilitate more efficient cleaning and repairs. These services were awarded to Online Cleaning Services in 2015, and are currently on the third of four possible renewals to the contract. The 2018 contract renewal amount of \$215,000.00 was not sufficient because of unplanned outages that resulted in unanticipated blasting requirements. An increase in funds of \$30,000.00 to the contract needed for Online Cleaning Services for a total spend of \$245,000.00 for these services in 2018. 	
<u>Budget Impact:</u> Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
<u>Operations Impact:</u> Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Requires change in current operations/policy?

☐ Yes

☒ No

☐ N/A

Specify changes required:

Known challenges/barriers:

Briefing Paper and Staff Report

Urban Experience Committee

Division & Department:	BDS - Long Range Planning
Subject:	2019 Downtown Spokane Business Improvement District (BID) Assessment Process
Date:	October 8, 2018
Contact (email & phone):	Chris Green (509-625-6194) cgreen@spokanecity.org
City Council Sponsor:	Lori Kinnear
Executive Sponsor:	Gavin Cooley
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input checked="" type="checkbox"/> Hearing ^{Consent} <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Downtown Plan
Strategic Initiative:	Advance downtown as the region's largest and strongest center
Deadline:	An assessment formula for the BID must be adopted annually; per Chapter 4.31 SMC, the next due date for payment of assessments is January 31, 2019.
Outcome: (deliverables, delivery duties, milestones to meet)	The proposed resolution would set a December 10, 2018 annual assessment roll hearing for the Downtown Spokane BID. The proposed hearing date allows sufficient time before and after the meeting to carry out necessary advance notice and mail out assessment bills for the upcoming year.

Background/History:

- *The Downtown Spokane business improvement district (BID) was established in 2001 to provide a variety of programs and services in the downtown district, including security ambassadors, marketing and promotions, parking and transportation programs, maintenance services, special events, and economic development support. The BID collects an annual assessment from business and property owners within the district to provide funding for these programs and services.*
- *Downtown Spokane Partnership administers and operates these programs through a contract with the City of Spokane.*
- *Chapter 4.31 SMC sets forth the annual process for assessing and collecting assessments from ratepayers within the district. In summary, the annual process includes the following steps:*
 - *City Council sets an assessment roll hearing date by resolution;*
 - *Staff from the City and the BID manager prepare the annual assessment roll based on tax assessment information from the Spokane County Assessor's Office and formulas established in Chapter 4.31 SMC;*
 - *City staff provide mailed notice to property owners and businesses identified on the assessment roll at least fifteen days prior to the hearing;*
 - *The City Council approves an assessment roll at the hearing;*
 - *City staff carry out billing and collection of annual assessment payments.*
- *The proposed resolution sets a December 10, 2018 assessment roll hearing, allowing completion of each step in the process listed above within the timeframe required by code and consistent with the approximate timeframe that the process has been carried out in previous years.*

Executive Summary:

The proposed resolution establishes a December 10, 2018 assessment roll hearing for the Downtown Spokane BID and puts the annual process in motion for setting the assessment roll, billing, and collecting payment of annual assessments from ratepayers within the Downtown Spokane BID.

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☐ No ☒ N/A

If new, specify funding source:

Other budget impacts: Generates revenue in the form of an annual assessment within the BID; this assessment contributes the majority of the annual operating budget for the BID.

Operations Impact:

Consistent with current operations/policy? ☒ Yes ☐ No ☐ N/A

Requires change in current operations/policy? ☒ Yes ☐ No ☐ N/A

Specify changes required: N/A

Known challenges/barriers: None

Attachment: Resolution Setting the Assessment Roll Hearing for the Downtown BID

RESOLUTION NO. 2018- _____

A RESOLUTION SETTING THE ASSESSMENT ROLL HEARING FOR THE DOWNTOWN PARKING AND BUSINESS IMPROVEMENT AREA (BUSINESS IMPROVEMENT DISTRICT – BID) AND PROVIDING NOTICE OF THE 2019 ASSESSMENTS TO BUSINESS AND PROPERTY OWNERS.

WHEREAS, pursuant to the laws of Washington State and City Ordinance C-32923, as codified and amended in Chapter 4.31 SMC, the City Council intends to hold a hearing on the assessments levied upon businesses and properties within the Downtown Parking and Business Improvement Area (PBIA); and

WHEREAS, through this Resolution, the City Council intends to provide notice that there will be a hearing upon the assessment roll prepared under the above-identified Ordinance.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE SPOKANE CITY COUNCIL:

1. Notice is hereby given that the assessment rolls for businesses and properties prepared under Ordinance C-32923, as codified and amended in Chapter 4.31 SMC, will be on file in the Office of the City Clerk on the _____ day of November 2018, and are open for public inspection.
2. The City Council has fixed the 10th day of December of 2018 at 6:00 p.m., or as soon thereafter as practicable in the City Council Chambers of the Municipal Building, W. 808 Spokane Falls Blvd., Spokane, Washington, as the time and place for hearing upon said rolls.
3. The City Council declares its intent to impose special assessment in a manner that measures special benefits from each of the purposes set forth in Ordinance C-32923, as codified and amended in Chapter 4.31 SMC. The special assessments will finance the PBIA (BID) budgets and programs approved by the City Council.
4. All persons who may desire to object to the assessment roll shall make their objections in writing and file them with the City Clerk at or prior to the date fixed for hearing.

At the time and place fixed, and at such other times as the hearing may be continued to, the City Council will consider the assessment roll as a board of equalization for the purpose of considering objections or comments made thereto, or any part thereof, and may correct, revise, raise, lower, change or modify such roll, or any part thereof, or set aside such roll and order that such assessment be made de

novo, or take such other action as the circumstances may warrant, including confirmation of the assessment rolls.

This is the only hearing held on the assessment roll, and it will be final unless appealed according to Chapter 4.31 SMC.

5. Business & Developer Services is directed to mail, at least fifteen days before the date fixed for hearing, a notice to the business and property owners identified in the assessment rolls setting forth the date and time of public hearing, including the amount of special assessment.
6. The City clerk is directed to publish notice of the hearing on the assessment rolls in the Official Gazette for two consecutive weeks, the last publication being fifteen days before the date fixed for public hearing.

ADOPTED by the City Council this _____ day of October, 2018.

City Clerk

Approved as to form:

Assistant City Attorney

Briefing Paper and Staff Report

Urban Experience Committee

Division & Department:	BDS - Long Range Planning
Subject:	2019 East Sprague Business Improvement District (BID) Assessment Process
Date:	October 8, 2018
Contact (email & phone):	cgreen@spokanecity.org
City Council Sponsor:	Lori Kinnear
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input checked="" type="checkbox"/> Consent Hearing <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Sprague Targeted Investment Pilot (TIP)
Strategic Initiative:	Invest in key neighborhoods and business centers; especially PDAs and small businesses
Deadline:	An assessment formula for the BID must be adopted annually; per Chapter 4.31C SMC, the next due date for payment of assessments is January 31, 2019.
Outcome: (deliverables, delivery duties, milestones to meet)	The proposed resolution would set a December 10, 2018 annual assessment roll hearing for the East Sprague BID. The proposed hearing date allows sufficient time before and after the meeting to carry out necessary advance notice and mail out assessment bills for the upcoming year.

Background/History:

- *The Downtown Spokane business improvement district (BID) was established in 2016 to provide a variety of programs and services in the East Sprague/Sprague Union business district, including cleaning and greening, neighborhood beautification, district branding and marketing, safety and security, and administration. The BID collects an annual assessment from business and property owners within the district to provide funding for these programs and services.*
- *East Sprague Business Association (ESBA) administers and operates these programs through a contract with the City of Spokane.*
- *Chapter 4.31C SMC sets forth the annual process for assessing and collecting assessments from ratepayers within the district. In summary, the annual process includes the following steps:*
 - *City Council sets an assessment roll hearing date by resolution;*
 - *Staff from the City and the BID manager prepare the annual assessment roll based on tax assessment information from the Spokane County Assessor's Office and formulas established in Chapter 4.31 SMC;*
 - *City staff provide mailed notice to property owners and businesses identified on the assessment roll at least fifteen days prior to the hearing;*
 - *The City Council approves an assessment roll at the hearing;*
 - *City staff carry out billing and collection of annual assessment payments.*
- *The proposed resolution sets a December 10, 2018 assessment roll hearing, allowing completion of each step in the process listed above within the timeframe required by code and consistent with the approximate timeframe that the process has been carried out in previous years.*

Executive Summary:

The proposed resolution establishes a December 10, 2018 assessment roll hearing for the East Sprague BID and puts the annual process in motion for setting the assessment roll, billing, and collecting payment of annual assessments from ratepayers within the East Sprague BID.

Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☐ No ☒ N/A

If new, specify funding source:

Other budget impacts: Generates revenue in the form of an annual assessment within the BID; this assessment contributes the majority of the annual operating budget for the BID.

Operations Impact:

Consistent with current operations/policy? ☒ Yes ☐ No ☐ N/A

Requires change in current operations/policy? ☒ Yes ☐ No ☐ N/A

Specify changes required: N/A

Known challenges/barriers: None

Attachment: Resolution Setting the Assessment Roll Hearing for the East Sprague BID

RESOLUTION NO. 2018- _____

A RESOLUTION SETTING THE ASSESSMENT ROLL HEARING FOR THE EAST SPRAGUE PARKING AND BUSINESS IMPROVEMENT AREA (BUSINESS IMPROVEMENT DISTRICT – BID) AND PROVIDING NOTICE OF THE 2019 ASSESSMENTS TO BUSINESS AND PROPERTY OWNERS.

WHEREAS, pursuant to the laws of Washington State and City Ordinance C-35377, as codified and amended in Chapter 4.31C SMC, the City Council intends to hold a hearing on the assessments levied upon businesses and properties within the East Sprague Parking and Business Improvement Area (PBIA); and

WHEREAS, through this Resolution, the City Council intends to provide notice that there will be a hearing upon the assessment roll prepared under the above-identified Ordinance.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE SPOKANE CITY COUNCIL:

1. Notice is hereby given that the assessment rolls for businesses and properties prepared under Ordinance C-35377, as codified and amended in Chapter 4.31C SMC, will be on file in the Office of the City Clerk on the _____ day of November 2018, and are open for public inspection.
2. The City Council has fixed the 10th day of December 2018 at 6:00 p.m., or as soon thereafter as practicable in the City Council Chambers of the Municipal Building, W. 808 Spokane Falls Blvd., Spokane, Washington, as the time and place for hearing upon said rolls.
3. The City Council declares its intent to impose special assessment in a manner that measures special benefits from each of the purposes set forth in Ordinance C-35377, as codified and amended in Chapter 4.31C SMC. The special assessments will finance the PBIA (BID) budgets and programs approved by the City Council.
4. All persons who may desire to object to the assessment roll shall make their objections in writing and file them with the City Clerk at or prior to the date fixed for hearing.

At the time and place fixed, and at such other times as the hearing may be continued to, the City Council will consider the assessment roll as a board of equalization for the purpose of considering objections or comments made thereto, or any part thereof, and may correct, revise, raise, lower, change or modify such roll, or any part thereof, or set aside such roll and order that such assessment be made de

novo, or take such other action as the circumstances may warrant, including confirmation of the assessment rolls.

This is the only hearing held on the assessment roll, and it will be final unless appealed according to City Ordinance C-35377, as codified and amended in Chapter 4.31C SMC.

5. Business & Developer Services is directed to mail, at least fifteen days before the date fixed for hearing, a notice to the business and property owners identified in the assessment rolls setting forth the date and time of public hearing, including the amount of special assessment.
6. The City clerk is directed to publish notice of the hearing on the assessment rolls in the Official Gazette for two consecutive weeks, the last publication being fifteen days before the date fixed for public hearing.

ADOPTED by the City Council this _____ day of October, 2018.

City Clerk

Approved as to form:

Assistant City Attorney

Briefing Paper

Urban Development Committee

Division & Department:	Neighborhood & Business Services - Planning
Subject:	Infill Code Revisions – Attached Housing and Multifamily Zones
Date:	10/08/2018
Author (email & phone):	Nathan Gwinn ngwinn@spokanecity.org 625-6893
City Council Sponsor:	CP Stuckart
Executive Sponsor:	Heather Trautman
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Policies LU 2.1, 2.2, 3.1, 3.2, 3.6, 5.5, 7.1; TR 18; H 1.9, H 1.10, H 1.11, H 1.14, H 1.18, H 1.19; DP 2.12; and PRS 1.4 City Council Resolution No. 2016-94
Strategic Initiative:	Available Housing, Economic Growth, Grow Targeted Areas
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Updated development code to: <ul style="list-style-type: none"> • Address housing affordability and choice, • Expand opportunities for homeownership, • Make building target densities near centers for efficiency easier • Clearer standards, easier permit approval • Make infill more compatible with surrounding neighborhoods
Background/History: <ul style="list-style-type: none"> • On November 21, 2016, City Council passed Res. 2016-94 recognizing the Infill Development Steering Committee Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures. • On January 29, 2018, the City Council passed recommended updates to the cottage housing, pocket residential, and compact lot standards of the development code. • In spring 2018, the Planning Department and City Plan Commission prepared and revised additional draft regulations to implement the portions of the Steering Committee's report that recommended changing existing code provisions for attached housing (such as townhouses). • Staff briefed Council at a study session on June 14th. • During the PC hearing on July 11th, public testimony was provided that proposed expanding the scope of the consideration to include minimum lot size, lot depth, building coverage, design standards and parking. The PC continued the hearing until November 14, 2018, in order to consider the additional items. A series of workshops and events are occurring to discuss the proposals. A briefing paper describing the additions and other information can be found on the project webpage: my.spokanecity.org/projects/infill-housing-strategies-infill-development/ 	
Executive Summary: <ul style="list-style-type: none"> • Amendments to attached housing and multifamily zones were recommended by the infill development steering committee in 2016 as priority code revisions to allow additional infill development. The draft being developed by the Plan Commission includes amendments to Spokane Municipal Code Chapters 17C.110, 17C.230, and 17G.080. • The amendments encourage development of more separately owned attached homes in RMF and RHD zones, as opposed to multifamily development. Changes would make attaining development for these high-density areas, as designated by the comprehensive plan. 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Annual/Reoccurring expenditure? ☐ Yes ☐ No

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy?

☒ Yes

☐ No

Requires change in current operations/policy?

☐ Yes

☒ No

Specify changes required:

Known challenges/barriers:

DRAFT

Briefing Paper and Staff Report

Urban Experience Committee

Division & Department:	BDS - Long Range Planning
Subject:	North River Bank Sub-area planning RFP
Date:	October 8, 2018
Contact (email & phone):	mwittstruck@spokanecity.org
City Council Sponsor:	Lori Kinnear <i>Tentative Ben Stuckart, Candace Mumm</i>
Executive Sponsor:	Heather Trautman
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	<input type="checkbox"/> Hearing <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Comprehensive Plan Downtown Plan
Strategic Initiative:	Advance downtown as region's largest and strongest center
Deadline:	Contract to Council tentatively early November. RFP released 9/26; proposals due 10/12; selection due by 10/17.
Outcome: (deliverables, delivery duties, milestones to meet)	The North River Bank sub-area planning process will begin November 2018 and be completed with legislative approval by June 30, 2019. Planning deliverables include a guiding policy document and development standards to implement the sub-area plan. Public participation is a major piece in the accelerated timeline. Deliverables will link to the Downtown Central process, become part of the Comprehensive Plan, and amend SMC development standards for the sub-area.

Background/History:

- *The City adopted the 1982 Riverbank Design Plan and development standards in the North Riverbank Overlay. The 1982 Design Plan was rescinded; development standards remain. Many components of the earlier vision are echoed in the 2008 Downtown Plan Update.*
- *The City's zoning map includes an overlay for the North bank, which includes special standards for building orientation, massing, and height regulations. These overlay standards do not effectively advance public objectives nor do they allow the area to realize its development potential.*
- *From a policy and regulatory perspective, the area is impacted by numerous different and partially overlapping boundaries such as the Shoreline Master Program regulations, Downtown Plan and BID boundaries, West Quadrant TIF, and three neighborhood council boundaries making a coherent, overarching development plan difficult and development proposals complex to execute (Wonder Building, Falls Towers etc).*
- *As the Riverfront Park renovation, Kendall Yards, and other major projects continue to draw attention to downtown Spokane, the pressure for higher intensity urban development on the North Bank– both commercial and multi-family residential– highlight the challenges, needs and opportunities.*
- *Current development opportunities, pressure, and potential facilities projects necessitate initiating this sub-area plan before Downtown Central planning gets underway in early 2019, as that process is anticipated to have a longer timeline.*

Executive Summary:

The proposed North Bank sub-area plan will contain a focused and detailed statement of the community's vision for the sub-area, a preferred development scenario that represents the physical expression of that vision, together with an implementation strategy prioritizing new development standards and consisting of recommendations for land use and zoning, along with multimodal connections, open spaces, and economic development strategies. When complete, the new sub-area plan will be adopted and incorporated into the City's Comprehensive Plan and new development standards adopted, amending the Spokane Municipal Code.

Budget Impact:

Approved in current year budget? ☒ Yes ☐ No ☐ N/A \$75,000 Planning

Annual/Reoccurring expenditure? ☐ Yes ☒ No ☐ N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☒ Yes ☐ No ☐ N/A

Requires change in current operations/policy? ☒ Yes ☐ No ☐ N/A

Specify changes required: The proposal represents a change to City code.

Known challenges/barriers: Accelerated timeline, significant outreach to many groups

Attachment: