

**URBAN EXPERIENCE COMMITTEE MEETING
FINAL AGENDA FOR
November 12, 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 November 12, 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

- Urban Utility Installation Program Application- Teri Stripes
- Urban Utility Installation Program Application- Teri Stripes
- City/County Three Year Interlocal Agreement for Historic Preservation- Megan Duvall
- Amending Ordinance C-35011- Eldon Brown
- Vacation of the east 15 ft. of S. Riverton- Sharp to Boone- Eldon Brown
- Documentation for Jayne Auld Manor Apartments- Melora Sharts
- Community Engagement Grant Resolution- CM Breean Beggs
- SBO for Three New Additional FTE Instrumentation Positions- Michael Foster
- Redding Rezone- Donna deBit
- Spokane Falls Blvd Street Lighting- Dan Buller
- Parkview West Project of Citywide Significance & Future Development Agreement- Andrew Worlock
- "M" Building Project of Citywide Significance & Future Development Agreement – Andrew Worlock
- MFTE Conditional Contract- Ali Brast
- Bosch Lot Parking Structure Feasibility and Roadway Realignment- Kara Heatherly

IV. Strategic Plan Session

- A. Economic Update – Cooley (10 minutes)
- B. Strategic Discussion Items
 - Bikeshare Pilot Update- Kevin Picanco/Brandon Blankenagel (10 minutes)
 - Shoreline Access Plan (Spokane River Vision Plan Working Title)- Maren Murphy (10 minutes)

V. Discussion Items

A. Council Request

B. Staff Requests

- STA Plaza Operational Analysis Project- Kathleen Weinand STA (20 minutes)
- Fall 2018 HOME Affordable Housing Funding Recommendations- Melora Sharts (10 minutes)
- Telephone Town Hall Data- Gavin Cooley (5 minutes)

C. Business Reports

VI. Adjournment:

Next Urban Development Committee meeting will be on Monday, December 10, 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

Sustainable Resource Committee

Division & Department:	Planning Economic Development Team
Subject:	Urban Utility Installation Program Application
Date:	11/12/2018
Author (email & phone):	Department Director, Heather Trautman and Teri Stripes x6597
City Council Sponsor:	Candice Mumm/Ben Stuckart
Executive Sponsor:	Rick Romero/Gavin Cooley
Committee(s) Impacted:	Urban Experience, Sustainable Resource and Innovative Infrastructure
Type of Agenda item:	X Consent Discussion X Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Strategic Key Advancement of: Strategies and Tactics: <ul style="list-style-type: none"> Invest in Key Neighborhoods and Business Centers; esp PDA's Invest in Key Public Amenities and Facilities Maximize Public Assets Expected Outcomes: <ul style="list-style-type: none"> Property values growing faster than historic averages We have created an environment to promote mixed income neighborhoods with a diverse range of housing options for all buyers Total public/private investment and job growth is higher in targeted areas compared with the region Comprehensive Plan, Charter 7 Economic Development: ED 2 LAND AVAILABILITY FOR ECONOMIC ACTIVITIES Goal: Ensure that an adequate supply of useable industrial and commercial <ul style="list-style-type: none"> Property is available for economic development activities. ED 6 INFRASTRUCTURE Goal: Implement infrastructure maintenance and improvement programs that support new and existing business and that reinforce Spokane's position as a regional center. ED 7 REGULATORY ENVIRONMENT AND TAX STRUCTURE Goal: Create a regulatory environment and tax structure that encourage investment, nurture economic activity, and promote a good business climate. <ul style="list-style-type: none"> ED 7.4 Tax Incentives for Land Improvement <i>Support a tax structure that encourages business investment and construction where infrastructure exists, especially in centers or other target areas for development.</i> ED 7.5 Tax Incentives for Renovation <i>Use tax incentives and investments to encourage revitalization, modernization, or rehabilitation of deteriorated</i>

	<i>residential and commercial properties and buildings for new economic activity.</i>
Strategic Initiative:	See above Alignment with Urban Edge
Deadline:	11/12/2018
Outcome: (deliverables, delivery duties, milestones to meet)	City and developer agreement on Urban Utility Installation Program reimbursement assistance of up to \$40,000 for a Water/ Fire right-of-way improvement for 101 S Stevens .
<p><u>Background/History:</u> <i>Provide brief history e.g. this is the 3rd and final 5 year extension of the contract which was put in place in 2007.</i></p> <p>This last spring and summer Council passed ORD C35632 and Administrative Policy 065-18 01 for the implementation of the Urban Utility Installation Program Assistance.</p>	
<p><u>Executive Summary:</u></p> <p>The Pre-application was received by HOLLANDIA PROPERTIES LLC for 101 S Stevens for Urban Utility Installation assistance. This property is also currently undergoing a Historic Preservation Listing and renovation.</p> <p>That application for the Urban Utility Installation Program for assistance of up to the maximum available for a qualified project expenses, which is up to \$40,000. This approval is based upon the application meeting the following four criteria and is contingent upon the execution of an agreement between you and the City of Spokane.</p> <ul style="list-style-type: none"> • Projects must have a commercial or multi-family use post redevelopment. • Projects must be located in a Target Investment Area and/or in a designated Center & Corridor Zoned area, or be a Historically Used Commercial structure, a Neighborhood Retail Zoned Property, and/or a listed Historic Property. • For those properties which qualify, water and sewer right-of-way installation assistance may be eligible to increase up to a total of forty thousand dollars (\$40,000), when other improvements meet additional City Strategic priorities such as Historically Listed Properties, as well as stormwater and/or conservation priorities. • Any financial assistance and reimbursement awarded to individual projects under this program is limited to those investments made within the public right-of-way. 	
<p><u>Budget Impact:</u></p> <p>Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p><u>Operations Impact:</u></p> <p>Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Specify changes required: ORD amendment</p> <p>Known challenges/barriers:</p>	

Briefing Paper

Urban Experience Committee

Division & Department:	Planning Economic Development Team
Subject:	Urban Utility Installation Program Application
Date:	12/10/2018 11/12/2019
Author (email & phone):	Department Director, Heather Trautman and Teri Stripes x6597
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	Gavin Cooley
Committee(s) Impacted:	Urban Experience, Sustainable Resource and Innovative Infrastructure
Type of Agenda item:	X Consent Discussion X Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	<p>Strategic Key Advancement of:</p> <p>Strategies and Tactics:</p> <ul style="list-style-type: none"> Invest in Key Neighborhoods and Business Centers; esp PDA's Invest in Key Public Amenities and Facilities Maximize Public Assets <p>Expected Outcomes:</p> <ul style="list-style-type: none"> Property values growing faster than historic averages We have created an environment to promote mixed income neighborhoods with a diverse range of housing options for all buyers Total public/private investment and job growth is higher in targeted areas compared with the region <p>Comprehensive Plan, Charter 7 Economic Development:</p> <p>ED 2 LAND AVAILABILITY FOR ECONOMIC ACTIVITIES Goal: Ensure that an adequate supply of useable industrial and commercial</p> <ul style="list-style-type: none"> Property is available for economic development activities. <p>ED 6 INFRASTRUCTURE Goal: Implement infrastructure maintenance and improvement programs that support new and existing business and that reinforce Spokane's position as a regional center.</p> <p>ED 7 REGULATORY ENVIRONMENT AND TAX STRUCTURE Goal: Create a regulatory environment and tax structure that encourage investment, nurture economic activity, and promote a good business climate.</p> <ul style="list-style-type: none"> ED 7.4 Tax Incentives for Land Improvement <i>Support a tax structure that encourages business investment and construction where infrastructure exists, especially in centers or other target areas for development.</i> ED 7.5 Tax Incentives for Renovation <i>Use tax incentives and investments to encourage revitalization, modernization, or rehabilitation of deteriorated</i>

	<i>residential and commercial properties and buildings for new economic activity.</i>
Strategic Initiative:	See above Alignment with Urban Experience
Deadline:	12/10/2018
Outcome: (deliverables, delivery duties, milestones to meet)	City and developer agreement on Urban Utility Installation Program reimbursement assistance of up to \$40,000 for a Water/ Fire right-of-way improvement for Parkview West, 1309 W 1st Avenue.
<p><u>Background/History:</u> <i>Provide brief history e.g. this is the 3rd and final 5 year extension of the contract which was put in place in 2007.</i></p> <p>This last spring and summer Council passed ORD C35632 and Administrative Policy 065 18 01 for the implementation of the Urban Utility Installation Program Assistance.</p>	
<p><u>Executive Summary:</u></p> <p>The Pre-application was received by Parkview West, 1309 W 1st Avenue for Urban Utility Installation assistance. This property is going to be a mixed use development with 51 units of residential and 14500SF. The Parkview West project will be developed on a 15,605 square foot (0.36 acre) parcel located at the southwest corner of 1st Avenue and Adams Street at 1309 W. 1st Avenue. The parcel contains two buildings that were developed separately, a smaller two story building on the immediate corner of Adams and 1st and an “L” shaped building that wraps around the smaller one. The smaller building and a portion of the “L” shaped building are eligible for listing on the Spokane Register of Historic Places and are planned to be retained and incorporated into the development project though there are no plans the buildings will be listed on the register or undergo historic renovations. The non-eligible portion of the “L” shaped building was recently demolished to make way for the new building.</p> <p>That application for the Urban Utility Installation Program for assistance of up to the maximum available for a qualified project expenses, which is up to \$40,000. This approval is based upon the application meeting the following four criteria and is contingent upon the execution of an agreement between you and the City of Spokane.</p> <ul style="list-style-type: none"> • Projects must have a commercial or multi-family use post redevelopment. • Projects must be located in a Target Investment Area and/or in a designated Center & Corridor Zoned area, or be a Historically Used Commercial structure, a Neighborhood Retail Zoned Property, and/or a listed Historic Property. • For those properties which qualify, water and sewer right-of-way installation assistance may be eligible to increase up to a total of forty thousand dollars (\$40,000), when other improvements meet additional City Strategic priorities such as Historically Listed Properties, as well as stormwater and/or conservation priorities. • Any financial assistance and reimbursement awarded to individual projects under this program is limited to those investments made within the public right-of-way. 	
<p><u>Budget Impact:</u></p> <p>Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p><u>Operations Impact:</u></p> <p>Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Specify changes required: ORD amendment</p> <p>Known challenges/barriers:</p>	

Briefing Paper

Urban Development Committee

Division & Department:	NBS – Historic Preservation
Subject:	City/County Three Year Interlocal Agreement for Historic Preservation
Date:	10/23/18
Author (email & phone):	Megan Duvall, mduvall@spokanecity.org ; 625-6543
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)	<p>A. SMC 17D.100.010 – Purposes of the Historic Preservation Program: The City recognizes that the maintenance and preservation of historic landmarks and historic districts benefits all people in Spokane, and provides a general benefit to the public by preserving our City's history and unique culture.</p> <p>B. By creating standards for the designation and protection of historic landmarks and historic districts, the City intends to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County as a public necessity. The intent of this ordinance is to keep qualifying historic buildings in use through their listing on the Spokane Register of Historic Places; incentivize rehabilitation; review changes to historic properties; and promote preservation in all neighborhoods, in balance with property rights protections under Washington law.</p>
Strategic Initiative:	REGIONAL COLLABORATION: Work collaboratively with regional partners
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Revenue
<p>Background/History: <i>Provide brief history e.g. this is the 3rd and final 5 year extension of the contract which was put in place in 2007.</i></p> <p>Three-year interlocal agreement (2019 through 2021) with Spokane County for Historic Preservation services. This agreement continues the prior three year agreement with a ramping up of funding by the County – 2019 will continue the \$30,000 we have received for the last 3 years; 2020 will increase to \$35,000; and 2021 will again increase to \$40,000. The County Commissioners approved the agreement on 10/22/18 and signed on 10/23/18.</p>	
<p>Executive Summary:</p> <ul style="list-style-type: none"> • Three year interlocal agreement with Spokane County for Historic Preservation services • Funding to increase each year of the agreement by \$5000 (\$30,000, \$35,000, and \$40,000) • Approved by the Board of County Commissioners unanimously 10/22/18 • Revenue 	

Budget Impact:

Approved in current year budget? ☒ Yes ☐ No

Annual/Reoccurring expenditure? ☐ Yes ☒ No

If new, specify funding source:

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

Operations Impact:

Consistent with current operations/policy? ☒ Yes ☐ No

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

Specify changes required:

Known challenges/barriers:

HISTORIC PRESERVATION INTERLOCAL AGREEMENT
(January 1, 2019-December 31, 2021)

THIS AGREEMENT, made and entered into by and between the **City of Spokane**, a Washington State municipal corporation, whose business address is 808 West Spokane Falls Boulevard, Spokane, Washington, 99201, hereinafter referred to as "CITY", and the **County of Spokane**, a political subdivision of the State of Washington, having offices for the transaction of business at 1116 West Broadway Avenue, Spokane, Washington, 99260, hereinafter referred to as "COUNTY," jointly hereinafter referred to as the "PARTIES."

WITNESSETH:

WHEREAS, it is the public policy of the federal government and state government to promote the designation, preservation, protection, enhancement and perpetuation of those structures, sites, districts, buildings, and objects which reflect outstanding elements of historic, archeological, architectural or cultural heritage for the enrichment of the citizens; and

WHEREAS, the City and County by joint resolution have created the Historic Landmarks Commission, which is responsible for the stewardship of historic properties in the City of Spokane, unincorporated areas of the County, and incorporated towns upon their request; and

WHEREAS, the purpose of this agreement is to continue the relationship between the City and the County in order to provide for historic preservation.

NOW THEREFORE the PARTIES agree as follows:

SECTION NO. 1: PURPOSE

The purpose of this Agreement is to set forth the PARTIES' understanding of the terms and conditions under which the CITY through its Department of Historic Preservation will provide historic preservation services.

SECTION NO. 2: SCOPE OF SERVICES

Historic preservation services are outlined in the "Scope of Services" attached hereto as Attachment "A" and incorporated herein by reference. They include:

- Identifying and monitoring historic resources
- Providing community services
- Maintaining "certified status"

The scope of services and goals associated with each identified service will be revisited annually and modified as needed through mutual consent.

SECTION NO. 3: DURATION

This Agreement shall be effective January 1, 2019 and run through December 31, 2021 unless terminated earlier by the PARTIES.

SECTION NO. 4: COMPENSATION/FINANCING

The COUNTY'S funding toward the City Department of Historic Preservation and Landmarks Commission under this Agreement is as follows: January 1, 2019 to December 31, 2019 THIRTY THOUSAND DOLLARS (\$30,000), January 1, 2020 to December 31, 2020 THIRTY FIVE THOUSAND DOLLARS (\$35,000), and January 1, 2021 to December 31, 2021 FORTY THOUSAND DOLLARS (\$40,000). This amount will be reviewed annually and modified only by mutual agreement of the PARTIES.

SECTION NO. 5: PAYMENT

Under this Agreement, the COUNTY shall pay the CITY THIRTY THOUSAND DOLLARS (\$30,000) in calendar year 2019 payable in equal semi-annual installments of FIFTEEN THOUSAND DOLLARS (\$15,000); the COUNTY shall pay the CITY THIRTY-FIVE THOUSAND DOLLARS (\$35,000) in calendar year 2020 payable in equal semi-annual installments of SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500); and the COUNTY shall pay the CITY FORTY THOUSAND DOLLARS (\$40,000) in calendar year 2021 payable in equal semi-annual installments of TWENTY THOUSAND DOLLARS (\$20,000); The first semi-annual installment shall be due on or after July 1st of each of the set forth calendar years. The second semi-annual installment shall be due on or after December 31st of each of the set forth calendar years. The CITY shall bill the COUNTY for its second semi-annual installment no later than January 15th of the following year.

The CITY shall make a request for payment to the County's representative with payment due within thirty (30) days after receipt of the CITY's request. At the sole option of the CITY, a penalty may be assessed on any late payment by the County based on lost interest earnings had the payment been timely paid and invested in the City Treasurer's Investment Pool.

In conjunction with each payment request, the CITY shall complete and forward to the COUNTY Grants Administrator at the below address a completed GRANT PROGRAM REPORT FORM, a copy of which is attached hereto as Attachment "B" and incorporated herein by reference. In the Report Form CITY shall report on progress toward their Outcome Measures as set forth in Attachment "A".

SECTION NO. 6: ADMINISTRATION

- A. The City of Spokane Neighborhood and Business Services Director shall be in charge of administering this Agreement and ensuring that payment is made to the CITY for the purpose of financing, in part, the operations of historic preservation. The CITY Treasurer may, in the exercise of his/her reasonable discretion, establish a special fund for the purpose of holding, investing, receiving, and disbursing the payment(s) pursuant to this Agreement.

- B. In the event of a vacancy in the position of Historic Preservation Officer, the Landmarks Commission will conduct a search and recommend to the Mayor and Board of County Commissioners for their joint designation, the employment of an individual qualified to be Historic Preservation Officer (hereinafter "HPO"). The duties, functions, and location of any HPO will be under the control and authority of the City of Spokane Neighborhood and Business Services Director.

SECTION NO. 7: NOTICE

All notices or other communications given hereunder shall be deemed given on: (i) the day the notices or other communications are received when sent by personal delivery; or (ii) the third day following the day on which the notice or communication has been mailed by certified mail delivery, receipt requested and postage prepaid addressed to the party at the address set forth below, or at such other address as the PARTIES shall from time-to-time designate by notice in writing:

COUNTY: Ms. Kari Grytdal
County Grants Administrator
1116 West Broadway
Spokane, Washington 99260

CITY: City of Spokane Mayor or his/her authorized representative
City Hall
808 West Spokane Falls Boulevard
Spokane, Washington 99201

SECTION NO. 8: LIABILITY

The COUNTY shall indemnify, defend and hold harmless the CITY, its officers and employees from all claims, demands, or suits in law or equity arising from the COUNTY's intentional or negligent acts or breach of its obligations under the agreement. The COUNTY's duty to indemnify shall not apply to loss or liability caused by the intentional or negligent acts of the CITY, its officers and employees.

The CITY shall indemnify, defend and hold harmless the COUNTY, its officers and employees from all claims, demands, or suits in law or equity arising from the CITY's intentional or negligent acts or breach of its obligations under the agreement. The CITY's duty to indemnify shall not apply to loss or liability caused by the intentional or negligent acts of the COUNTY, its officers and employees.

If the comparative negligence of the PARTIES and their officers and employees is a cause of such damage or injury, the liability, loss, cost, or expense shall be shared between the PARTIES in proportion to their relative degree of negligence and the right of indemnity shall apply to such proportion.

Where an officer or employee of a Party is acting under the direction and control of the other

Party, the Party directing and controlling the officer or employee in the activity and/or omission giving rise to liability shall accept all liability for the other Party's officer or employee's negligence.

Each Party's duty to indemnify shall survive the termination or expiration of the agreement. Each Party waives, with respect to the other Party only, its immunity under RCW Title 51, Industrial Insurance. The PARTIES specifically negotiated this provision.

SECTION NO. 9: RELATIONSHIP OF THE PARTIES

The PARTIES intend that an independent contractor relationship will be created by this Agreement. No agent, employee, servant or representative of the COUNTY shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose. Likewise, no agent, employee, servant or representative of the CITY shall be deemed to be an employee, agent, servant or representative of the COUNTY for any purpose.

SECTION NO. 10: AMENDMENTS

This Agreement shall not limit the ability of the CITY and the COUNTY to enter into subsequent agreements to further the purposes of this Agreement.

SECTION NO. 11: COMPLIANCE WITH LAWS

The PARTIES shall comply with all applicable federal, state, and local laws and regulations.

SECTION NO. 12: ASSIGNMENTS

This Agreement is binding on the PARTIES and their heirs, successors, and assigns. No party may assign, transfer or subcontract its interest, in whole or in part, without the other PARTIES' prior written consent.

SECTION NO. 13: SEVERABILITY

If any parts, terms or provisions of this Agreement are held by the courts to be illegal, the validity of the remaining portions or provisions shall not be affected and the rights and obligations of the PARTIES shall not be affected in regard to the remainder of the Agreement. If it should appear that any part, term or provision of this Agreement is in conflict with any statutory provision of the State of Washington, then the part, term or provision thereof that may be in conflict shall be deemed inoperative and null and void insofar as it may be in conflict therewith and this Agreement shall be deemed to modify or conform to such statutory provision.

SECTION NO. 14: COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but

one and the same.

SECTION NO. 15: VENUE STIPULATION

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is mutually understood and agreed by each party that this Agreement shall be governed by the laws of the State of Washington both as to interpretation and performance. Any action at law, suit in equity or judicial proceeding for the enforcement of this Agreement, or any provision hereto, shall be instituted only in courts of competent jurisdiction within Spokane County, Washington.

SECTION NO. 16: TERMINATION

Any party may terminate this Agreement by sixty (60) days written notice to the other party. In the event of such termination, the CITY shall prorata refund to the COUNTY any prepaid compensation. The ownership of all property and equipment utilized by any party to meet its obligations under the terms of this Agreement shall remain with such party.

SECTION NO. 17: HEADINGS

The section headings appearing in this Agreement have been inserted solely for the purpose of convenience and ready reference. In no way do they purport to, and shall not be deemed to define, limit or extend the scope or intent of the sections to which they pertain.

SECTION NO. 18: ALL WRITINGS CONTAINED HEREIN/BINDING EFFECT

This Agreement contains terms and conditions agreed upon by the PARTIES. The PARTIES agree that there are no other understandings, oral or otherwise, regarding the subject matter of this Agreement. No changes or additions to this Agreement shall be valid or binding upon the PARTIES unless such change or addition is in writing, executed by the PARTIES.

SECTION NO. 19: AUDIT/RECORDS

The CITY shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Agreement. The CITY shall provide access to authorized CITY and COUNTY representatives, including the CITY Auditor, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Agreement, the federal law shall prevail.

SECTION NO. 20: PARTIES REPRESENTATIVES

The COUNTY hereby appoints and the CITY hereby accepts the COUNTY'S Grants Administrator or her designee, as the COUNTY'S liaison for the purpose of administering this Agreement. CITY hereby appoints and COUNTY hereby accepts CITY'S Director, Business and Developer Services

or his/her designee, as CITY'S liaison for the purpose of administering this Agreement.

SECTION NO. 21: NO THIRD PARTY BENEFICIARIES

Nothing in this Agreement is intended to give, or shall give, whether directly or indirectly, any benefit or right, greater than that enjoyed by the general public, to third persons.

SECTION NO. 22: SURVIVAL

Without being exclusive, Sections 8 and 15 of this Agreement shall survive any termination, expiration or determination of invalidity of this Agreement in whole or in part. Any other Sections of this Agreement which, by their sense and context, are intended to survive shall also survive.

SECTION NO. 23: PUBLICATION

CITY agrees that any publications (written or visual), excluding press releases, issued by the CITY describing Services funded in whole or in part with COUNTY funds under this Agreement and referencing any other funding agencies by name or logo shall also include the COUNTY's name or logo.

SECTION NO. 24: RCW 39.34 REQUIRED CLAUSES

- A. **Purposes:** See Section No. 1 above.
- B. **Duration:** See Section No. 3 above.
- C. **Separate Legal Entity:** This Agreement does not create, nor seek to create, a separate legal entity pursuant to RCW 39.34.030. It is the intent of the parties that the City's Department of Historic Preservation provide historic preservation activities in the City and County as previously set forth in ordinances of the City (see chapters 4.35 and 17D.140 of Spokane Municipal Code) and ordinances or resolutions of the COUNTY.
- D. **Responsibilities of the Parties:** See provisions above.
- E. **Agreement to be Filed:** The CITY shall file this Agreement with its City Clerk. The COUNTY shall file this Agreement with its County Auditor or will place the Agreement on its website.
- F. **Financing:** Each Party shall be responsible for the financing of its contractual obligations under its normal budgetary process.
- G. **Termination:** See Section No. 16 above. The City Department of Historic Preservation shall be allowed to acquire, hold, and dispose of real and personal property pursuant to City ordinance and State law.

IN WITNESS WHEREOF, the PARTIES have caused this Agreement to be executed on date and year opposite their respective signatures.

DATED: _____

CITY OF SPOKANE

By: _____

Title: _____

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

DATED: _____

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

JOSH KERNS, Chair

ATTEST:

MARY KUNEY, Vice Chair

Ginna Vasquez
Clerk of the Board

AL FRENCH, Commissioner

ATTACHMENT "A"
Scope of Work
January 1, 2019 - December 31, 2021
Historic Preservation Interlocal Agreement Services

Identification and Monitoring of Historic Resources

- **Goal:** The City will oversee the responsibilities of historic preservation in unincorporated Spokane County.
- **Goal:** The City will oversee the responsibilities of historic preservation within cities within Spokane County having a population of less than 5000 when authorized by the County.
 - The City will enter into an interlocal agreement with 2-3 incorporated cities during the contract period
- **Goal:** Continue to maintain a computerized historic property inventory database of all county properties (benefits city/county department and citizens).

Maintain “Certified” Status

- **Goal:** Carry out duties as Certified Local Government; fulfilling program obligations, which allow “Established” status and eligibility for grants.
- **Goal:** Process applications for Spokane and National Register status for Spokane County properties.
- **Goal:** Monitor activity on Spokane Register listings in Spokane County per recorded Management Agreement contracts and the provisions of Chapter 1.48 (Historic Landmarks Commission) of the Spokane County Code.
- **Goal:** Maintain Special Valuation program, monitoring County properties in the program.
- **Goal:** Review proposed renovation work on County Courthouse, in compliance with Spokane Register contract.

Community Services

- **Goal:** Encourage the use and redevelopment of historic properties in Spokane County by offering technical assistance and promotion of historic preservation incentives such as Special Tax Valuation to property owners.
- **Goal:** With additional staff support, there may be an opportunity to have staff prepare nominations to the Spokane Register of Historic Places for properties in unincorporated Spokane County.
- **Goal:** Outreach to the County will be a major priority for the Historic Preservation Office - additional staffing will give us the ability to begin educational outreach on the benefits of historic preservation.

Briefing Paper (Urban Experience Committee)

Division & Department:	Developer Services
Subject:	Amending Ordinance C-35011
Date:	November 12, 2018
Contact (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
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)	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 Ordinance to City Council to amend the easement.
Background/History: Ordinance C-35011 vacated the alley between 6 th and 7 th , from McClellan to Brown in 2013 and at that time, easements were reserved for Comcast and Avista. The developer, currently constructing the new Hampton Inn across this alley, is requesting that the easement be released.	
Executive Summary: <ul style="list-style-type: none"> Avista and Comcast are on board to release all of the easements except for the west 50 feet. 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:	



Area previously vacated by Ordinance C35011



Right of Way Description:

Alley between 6th Avenue and 7th Avenue
from the east line of McClellan Street to the
west line of Browne Street

Disclaimer: This is not a legal document. The information shown on this map is compiled from various sources and is subject to revision. This map should not be used to determine the location of facilities in relationship to property lines, sections lines, streets, etc.
Not suitable for design purposes.



 **COSGIS**
City of Spokane GIS



Briefing Paper (Urban Experience Committee)

Division & Department:	Developer Services
Subject:	Vacation of the east 15 feet of S. Riverton – Sharp to Boone
Date:	November 12, 2018
Contact (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
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)	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
<u>Background/History:</u> The property owner would like to vacate a portion of adjacent right-of-way to increase the buildable footprint.	
<u>Executive Summary:</u> <ul style="list-style-type: none"> Selling this right-of-way to the applicant by vacation petition, if approved, would generate \$10,991.34 A utility easement is to be retained over a portion of the vacated area for access to a private sewer cleanout. Map of the proposal area attached 	
<u>Budget Impact:</u> 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	
<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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

P1805792VACA



**The east 15' of N. South Riverton between
Sharp and Boone, except for the 15' extension
of the alley in Block 25 of the Subdivision of
of Section 16**

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 facilities
in relationship to property lines, section lines,
streets, etc.



Briefing Paper

Urban Experience Committee

Division & Department:	Neighborhood & Business Services Community, Housing, and Human Services (CHHS) Department
Subject:	Documentation for Jayne Auld Manor Apartments
Date:	November 12, 2018
Author (email & phone):	Melora Sharts msharts@spokanecity.org 625-6840
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	X 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)	City of Spokane Consolidated Plan City of Spokane Comprehensive Plan
Strategic Initiative:	Safe and Affordable Housing Choice
Deadline:	December 15, 2018
Outcome: (deliverables, delivery duties, milestones to meet)	Development of 47 new rental units with long-term affordability requirements.
Background/History: The City of Spokane receives HUD HOME program funding exclusively for affordable housing developments. The allocation of HOME funds was affirmed by the CHHS Board on 11/1/17. The project was one of three presented to the UE Committee 2/12/18. The project has now received all required funding and is moving toward a loan closing within the next 2 months.	
Executive Summary: <ul style="list-style-type: none"> Jayne Auld Manor Apartments is a 48-unit affordable housing project to be constructed at 2830 E Francis and 6205-6211 N Regal. Project is located in "The Zone". Project units include 25 2-bedroom, 23 3-bedroom & a manager's unit. Loan is for \$320,000 in HOME funds. Borrower is J Auld Apts LLC, a single asset LLC formed by Spokane Housing Ventures, as required for low-income housing tax credit and bond financing. Most units will be affordable to households at or below 60% of area median income (AMI); the four City HOME units will be affordable to households at or below 30% AMI (\$19,550 for a 4-person household) for 30 years. Affordability requirements are also imposed by the State Dept of Commerce and the WA State Housing Finance Commission. Documentation of all funding is expected to be completed in December 2018. Units are expected to be available for rent by Spring 2020. 	
Budget Impact: Approved in current year budget? XX Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes XX No If new, specify funding source: Other budget impacts: HOME grant match is required and provided by other funding sources.	
Operations Impact: Consistent with current operations/policy? X Yes <input type="checkbox"/> No Requires change in current operations/policy? <input type="checkbox"/> Yes XX No Specify changes required: None Known challenges/barriers: None	

Briefing Paper

Urban Development

Division & Department:	City Council
Subject:	Community Engagement Grant Resolution
Date:	11/12/18
Contact (email & phone):	Breean Beggs, bbeggs@spokanecity.org
City Council Sponsor:	Breean Beggs
Executive Sponsor:	
Committee(s) Impacted:	Finance
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment:	This resolution is intended to create options for funding Neighborhood Councils
Strategic Initiative:	
Deadline:	Will file after for a vote on 11/12 or 11/19
Outcome: (deliverables, delivery duties, milestones to meet)	Passage of this resolution would create flexibility in options for funding Neighborhood Councils, allowing organization to opt for the method that best fits their needs.
<u>Background/History:</u> An issue has arisen within the Southgate NC wherein the NC wishes to use their funds to purchase liability insurance for their officers. Under the current structure of funding Neighborhood Councils, this is not possible.	
<u>Executive Summary:</u> <ul style="list-style-type: none"> - Beginning in 2019, this resolution gives Neighborhood Councils that are non-profit corporations and have a band account the option to receive City funding through a grant that could be used to pay for liability insurance, providing they document impacts of the purchase in alignment with the program. 	
<u>Budget Impact:</u> TOTAL COST: 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.)	
<u>Operations Impact:</u> Consistent with current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Adds a grant funding method of funding Neighborhood Councils beginning in 2019 Known challenges/barriers:	

RESOLUTION NO. 2018-_____

A resolution to increase engagement and capacity-building funding options for Neighborhood Councils within the City of Spokane.

WHEREAS, the City of Spokane provides annual funding to Neighborhood Councils to support them in increasing organizational capacity and engagement; and

WHEREAS, each Neighborhood Council desires to use their funds in different manners depending on the character and activities of their organizations; and

WHEREAS, the current funding program usually requires the City to directly pay expenses for the Neighborhood Council, which in the past has limited the activities for which the councils can use funding due to internal city requirements; and

WHEREAS, some Neighborhood Councils have created more structured organizations, have their own bank accounts and have the capacity to pay their own capacity building and engagement expenses; and

WHEREAS, the City desires to provide the Neighborhood Councils with more flexibility to meet their unique needs for capacity building and engagement.

NOW, THEREFORE, BE IT RESOLVED that beginning on January 1, 2019, the City of Spokane's neighborhood council capacity and engagement grant program shall offer an option to any Neighborhood Council that is organized as a non-profit corporation and has a bank account to receive all or a portion of its share of the program as a direct grant on the condition that it provide documentation that it spent the money on liability insurance by way of direct payment or reimbursement for the purpose of increasing capacity and engagement, and documents the impact of that purchase in alignment with the grant program.

Passed by the City Council this ____ day of _____, 2018.

City Clerk

Approved as to form:

Assistant City Attorney

Briefing Paper

Urban Experience Committee

Division & Department:	Public Works and Utilities
Subject:	Special Budget Ordinance for Three New Additional FTE Instrumentation Positions
Date:	October 31, 2018
Contact (email & phone):	Michael F. Coster, Plant Manager mcoster@spokanecity.org 625-4640
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	PIES
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)	Budget
Strategic Initiative:	Innovative Infrastructure – Affordable Utility Rates
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval of the SBO for the Three New Additional FTE Instrumentation Positions.

Background/History:

Addition of these three positions are needed for two areas; Inside the Riverside Park Water Reclamation Facility (RPWRF) Plant and our Combined Sewer Overflow Program (CSO);

- Inside the RPWRF Plant – 1 position;
 - (1) Instrument Repair Technician

This position is responsible for maintaining, troubleshooting, calibration and testing of instrumentation, valve actuators, programmable logic controllers (PLCs), and all ancillary equipment including, but not limited to; relays, solenoids, motor starters, programmable overload protection devices, etc.

The addition of the Next Level of Treatment (NLT) will be increasing the number of instrumentation devices from 359 to 593, or by more than 60%. In addition, there is a proposed addition of actuators, relays, solenoids, etc. in the mid to high hundreds. We can project the service demands of some of the new equipment, given that in some cases it is equipment already in operations in other parts of the process flow. However, we have yet to establish a service demand of the pieces of equipment that are entirely new to the plant. For that reason we are proposing a phased approach to increased staffing levels so that we can spend more time collecting maintenance data for the new components.

We are proposing the addition of one Instrument Repair Technician during construction of the Membrane Facility in order to ensure proper training and seamless real time integration with existing plant operations. The addition of more technicians in the subsequent years reduces the training workload and affords us the ability to validate our assumptions through actual operations and maintenance data collection through the City's Maintenance Connection system.

- Combined Sewer Overflow Program (CSO) – 2 positions;
 - (1) Instrument Repair Technician

The Instrument Repair Technician for CSO is responsible for maintaining, troubleshooting, calibration and testing of open channel flow monitoring equipment, rain gauges, hydrogen sulfide monitors, remote telemetry equipment, programmable logic controllers (PLC's) and stationary gas monitoring

systems as it relates to CSO, sanitary and storm line flow monitoring.

The addition of CSO and interceptor control facilities alone has resulted in 102% increase (58 to 117) in the number of flow monitors. Sanitary and storm line monitoring that has been added by the Engineering and ICM groups has added approximately 140 flow monitors to that, resulting in a total of 257 monitors installed at 110 sites throughout the city. Additionally, many of the CSO and all of the interceptor control facilities have added the complexity of pumps and pump controls as well as life/safety systems such as continuous gas monitoring and alarms. We have also added hydrogen sulfide (H₂S) data loggers at 13 locations throughout the city to monitor the formation of sulfuric acid and resultant decay of our sanitary lines. Real Time Control that is being incorporated to CSO and lift station facilities in the near future will add a number of PLC's telemetry equipment and additional flow monitoring; however, it is unknown at this time exactly what the increased work load will be.

- (2) Electronic Communications Tech Aide

This position's main responsibility is to assist with the installation, troubleshooting and maintenance of flow monitoring equipment, rain gauges, Hydrogen Sulfide monitors and telemetry equipment.

This is a consistent body of work for our department however, given the limitations of the Project Employee/Temp Seasonal positions; we are required to turnover technical expertise all too frequently. The Project Employee Committee has also told us that our use of temporary staff for this "permanent" demand is a misuse of these systems and will no longer be approved when requested.

Executive Summary:

- Impact

This instrumentation and equipment is critical to the City's ability to operate the plant and meet permit requirements. The equipment runs 24/7/365; equipment failure could possibly result in violation of the permit, fines from Ecology and lawsuits from environmental groups. It is imperative that we have appropriate staff on hand to maintain, service, and repair equipment in order to avoid critical failure and discharge violations. The more preventative maintenance we can continue to prioritize, by not spreading existing resources too thin with the addition of new instrumentation, the more efficiently the plant will run. Continuing to invest in appropriate maintenance will also mitigate the risk of potential future capital expenditures resulting from critical failures. Maintaining appropriate staffing ratios as we add instruments to the treatment process will allow us to continue to mitigate those risks.

- Action

Wastewater Management is seeking Council approval of these three new additional instrumentation positions.

- Funding

Funding for this purchase is provided in the Wastewater Management budget, and revenue is derived from utility rates.

Budget Impact:

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

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

If new, specify funding source: Department

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:

ORDINANCE NO _____

An ordinance amending Ordinance No. C-35565, passed by the City Council December 11, 2017, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2018, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2018, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2018 budget Ordinance No. C-35565, as above entitled, and which passed the City Council December 11, 2017, it is necessary to make changes in the appropriations of the Riverside Park Reclamation Facility Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Riverside Park Reclamation Facility Fund, and the budget annexed thereto with reference to the Riverside Park Reclamation Facility Fund, the following changes be made:

FROM:	4320-99999 99999-	Riverside Park Reclamation Facility Fund Unappropriated Reserves	<u>\$ 80,824</u>
TO:	4320-43201 35141-02710	Riverside Park Reclamation Facility Fund Electronic Communication Tech Aid (Step 6)	<u>\$ 80,824</u>

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to create an Electronic Communication Tech Aid at step 6, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage..

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

Effective Date

ORDINANCE NO _____

An ordinance amending Ordinance No. C-35565, passed by the City Council December 11, 2017, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2018, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2018, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2018 budget Ordinance No. C-35565, as above entitled, and which passed the City Council December 11, 2017, it is necessary to make changes in the appropriations of the Riverside Park Reclamation Facility Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Riverside Park Reclamation Facility Fund, and the budget annexed thereto with reference to the Riverside Park Reclamation Facility Fund, the following changes be made:

FROM:	4320-99999 99999-	Riverside Park Reclamation Facility Fund Unappropriated Reserves	<u>\$ 191,582</u>
TO:	4320-43201 35148-06480	Riverside Park Reclamation Facility Fund Instrument Repair Technician (Two positions Step 6)	<u>\$ 191,582</u>

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to create (2) Instrument Repair Technician positions at step 6, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage..

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

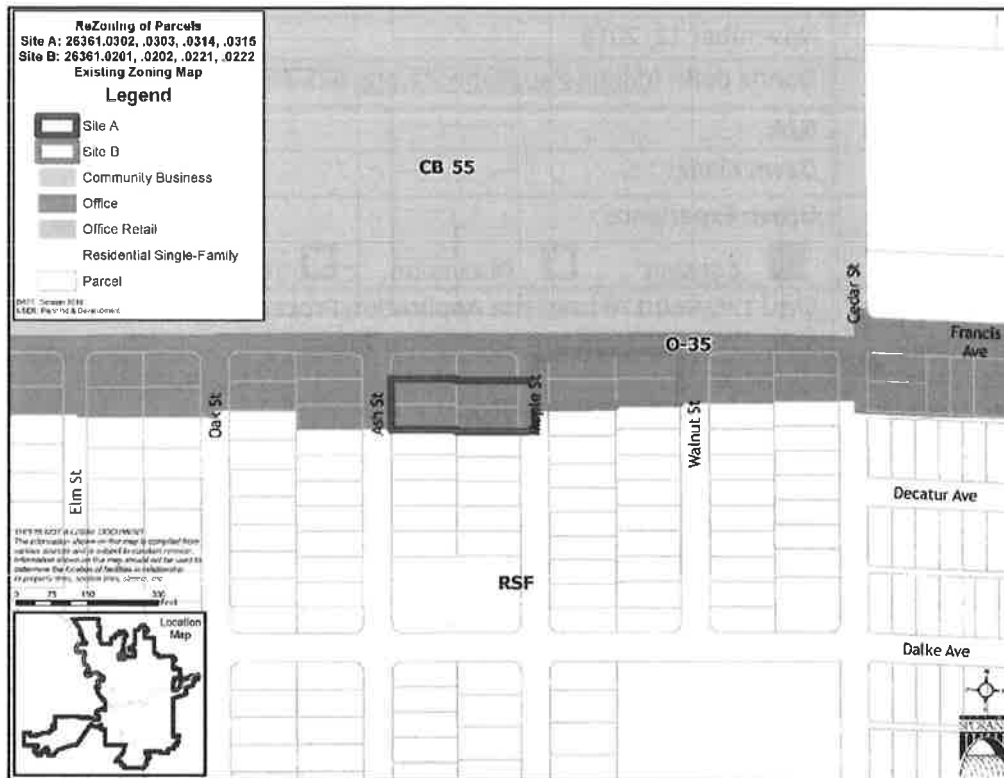
Effective Date

Briefing Paper

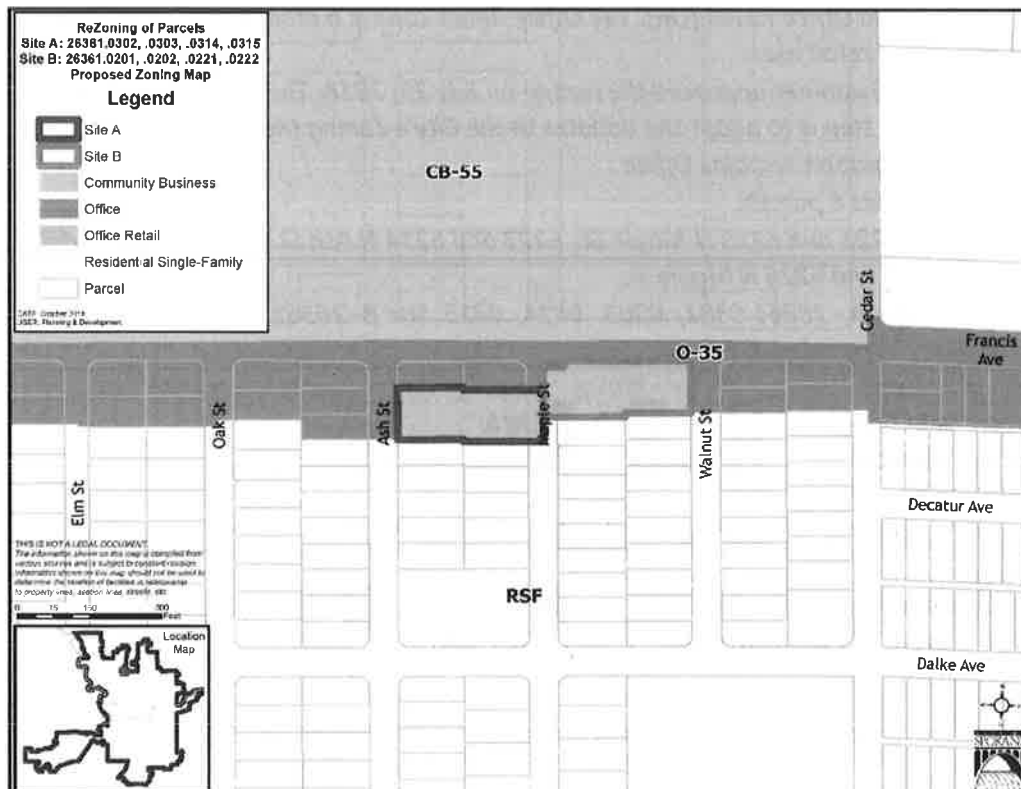
Urban Experience Committee

Division & Department:	Development Services Center
Subject:	Redding Rezone – Office (O) to Office Retail (OR)
Date:	November 12, 2018
Contact (email & phone):	Donna deBit (ddebit@spokanecity.org , 625-6637)
City Council Sponsor:	N/A
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 17G.060.170 Land Use Application Procedures Decision Criteria SMC 17G.060T Land Use Application Tables Spokane Comprehensive Plan
Strategic Initiative:	
Deadline:	Will file for Council consideration following committee meeting
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of Zoning Map change
Background/History: On July 25, 2018 the City's Hearing Examiner approved file no. Z18-423REZN to rezone multiple parcels from Office (O) to Office Retail (OR). The subject properties are located on the south side of Francis Ave., between N. Ash St. and N. Walnut St. Currently on 'Site A' there are four (4) single family homes, all constructed in 1952. Currently on 'Site B' there are also four (4) single family homes, all constructed between 1953 and 1954.	
Executive Summary: <ul style="list-style-type: none"> The applicant is proposing a change to the City's Zoning Map to change the above parcels from Office (O-35) to Office Retail (OR). The Office Retail Zone is a more intense Office zone, as it allows for limited retail uses. The City's Hearing Examiner approved the rezone on July 25, 2018. The decision was not appealed. The next step is to adopt the updates to the City's Zoning Map. The Land use Designation remains Office. The proposal includes 8 parcels. Location: (Site A) 6221 and 6215 N Maple St., 6222 and 6214 N Ash St. (Site B) 6221 and 6227 N Walnut St., 6222 and 6228 N Maple St. Parcel numbers Site A - 26361.0302, .0303, .0314, .0315. Site B- 26361.0201, .0202, .0221, .0222. 	
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:	

Existing Zoning:



Proposed Zoning:



CITY OF SPOKANE HEARING EXAMINER

Re: Rezone Application by Land Use) FINDINGS, CONCLUSIONS,
Solutions and Entitlement on behalf of) AND DECISION
Gary Redding to rezone multiple)
parcels located near the intersection)
of Maple Street and Francis Avenue)
from Office-35 to Office Retail) FILE NO. Z18-423REZN

SUMMARY OF PROPOSAL AND DECISION

Proposal: The applicant seeks to change the zoning of several parcels of property from Office (O-35) to Office Retail (OR). The Office Retail is a more intense office use as it allows for limited retail uses.

Decision: Approved, with conditions.

FINDINGS OF FACT BACKGROUND INFORMATION

**Applicant/
Agent:** Land Use Solutions and Entitlement
c/o Dwight Hume
9101 N. Mt. View Lane
Spokane, WA 99218

Owner: Gary Redding
P.O. Box 9815
Spokane, WA 99209

Property Location: The property can be described as consisting of two sites. Site A includes parcels located at 6221 and 6125 N. Maple Street, and 6222 and 6214 N. Ash Street. Site B includes parcels located at 6221 and 6227 N. Walnut Street and 6222 and 6228 N. Maple Street.

Legal Description: The legal description of the property is provided in Exhibit 2B.

Zoning: Office (O-35).

Comprehensive Plan Map Designation: Office

Site Description: The properties are located on the south side of W. Francis Avenue, between N. Ash Street and N. Walnut Street. For ease of reference, the eight tax parcels are divided into two groups of four parcels each, described as Site A and Site B. Sites A and B are separated by N. Maple Street. Site B is adjacent to W. Francis Avenue. Site A, however, has no frontage on Francis Avenue. Site A is separated from W. Francis Avenue by another ownership. Currently on Site A there are four (4) single family homes,

all constructed in 1952. On Site B there are also four single family homes, all constructed between 1953 and 1954.

Surrounding Conditions and Uses: The property to the north and on the opposite side of W. Francis Avenue is zoned Community Business (CB-55) and is being used for a mixture of commercial purposes. The property to the south is zoned Residential Single Family (RSF) and is developed with single family residences. The property to the east is zoned Office (O-35) and is being used for residential purposes. The property to the west is also zoned Office (O-35) and is being used for office and residential purposes.

PROCEDURAL INFORMATION

Authorizing Ordinances: Spokane Municipal Code ("SMC") 17C.120, Commercial Zones, and SMC 17G.060.170, Decision Criteria.

Notice of Community Meeting: Mailed: March 27, 2018
Posted: March 27, 2018

Notice of Application/Public Hearing: Mailed: June 18, 2018
Posted: June 18, 2018

Community Meeting: April 12, 2018

Public Hearing Date: July 12, 2018

Site Visit: July 10, 2018

SEPA: A Determination of Nonsignificance ("DNS") was issued by the City of Spokane Planning Department on June 19, 2018. The DNS was not appealed.

Testimony:

Donna deBit, Assistant Planner
City of Spokane Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201

Dwight Hume
Land Use Solutions and Entitlement
9101 N. Mt. View Lane
Spokane, WA 99218

Exhibits:

1. Planning Services Staff Report
2. Application, including:
 - 2A General Application
 - 2B Zone Change Supplement
 - 2C Notification Map Application
 - 2D Aerial view of parcels
3. Wastewater comments
4. Notice map

5. Parcel listing
 - 5A Title Company and Applicant Certification
6. Notice of Community Meeting
7. Notice of Application and Public Hearing
8. Affidavit of mailings
 - 8A Community Meeting 03-27-18
 - 8B Combined Application and Hearing dated 06-18-18
9. Affidavit of posting
 - 9A Community Meeting dated 03-27-18
 - 9B Combined Application and Hearing dated 06-18-18
10. Removal of Community Meeting Public Sign dated 04-13-18
11. Determination of Nonsignificance (DNS) issued on 06-19-18
12. Environmental Checklist dated 04-19-18
13. Community Meeting sign in sheet
14. Community Meeting minutes
15. Letter dated 03-26-18 to Dwight Hume from Donna deBit
re: community meeting instructions
16. Letter dated 05-01-18 to Interested Parties from Donna deBit
re: requesting comments
17. Letter dated 06-12-18 to Dwight Hume from Donna deBit
re: Notice of Application and Public Hearing Instructions.
18. Public Comments
 - 18A Doug Bierce, traffic concerns dated 05-11-18
 - 18B Charley Owen, traffic, access, property value concerns dated 05-15-18
 - 18C Doug Bierce, hearing time comment with response from D. deBit dated 06-22-18
 - 18D Charley Owen, traffic, neighborhood blight, hearing time dated 07-03-18
- A Exhibits received at the hearing:
 - A-1 Hardcopy of Planning's PowerPoint presentation

FINDINGS AND CONCLUSIONS

To be approved, the proposed rezone must comply with the criteria set forth in Section 17G.060.170 of the Spokane Municipal Code. The Hearing Examiner has reviewed the application for a rezone and the evidence of record with regard to the application and makes the following findings and conclusions:

1. *The proposal is allowed under the provisions of the land use codes. See SMC 17G.060.170(C)(1).*

The applicant seeks to change the zoning of the subject property from Office (O-35) to Office Retail, another commercial category. The question is whether the subject property is an appropriate location for future Office Retail uses. Office Retail uses are typically found in areas around downtown Spokane and Medical Districts shown in the Downtown Plan. See SMC 17C120.030(B). However, Office Retail uses can also be found in "other areas" which are already developed with higher intensity retail and service uses. See *id.* In addition, the code recognizes that the size of retail uses will be limited to

reduce the detrimental impacts on nearby residential uses. *See id.* It is apparent that the legislature has acknowledged that OR uses can be situated near residential uses.

The properties to the east and west of the site are already zoned Office, a commercial category. North of Francis, there is a mixture of commercial uses, of varying intensity. Farther north, there is also an area of OR-zoned property which is currently improved with an office building. *Testimony of D. Hume.* The properties east of Ash and along Francis Avenue contain a variety of office and retail uses. *See Exhibit 1, p. 3.* Some distance to the east there is an area, along Francis Avenue, that is zoned OR. *Testimony of D. deBit.* There are other pockets of OR-zoned property in the city which are outside the downtown districts. *See id.* Like other similarly situated properties, this site is an appropriate location for an OR zone. *See id.*

The zone code does acknowledge that, in typical cases, the OR zone is found in downtown districts. However, the code does not prohibit the OR zone from being established in other locations, and there are other examples of that, including with respect to properties in the vicinity of the subject site. The Hearing Examiner concludes that the proposed zone change is allowed under the land use codes. Therefore, this criterion is satisfied.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property. See SMC 17G.060.170(C)(2).*

Under the comprehensive plan, the land use designation for the property is "Office." Both Office and Office Retail are zones which implement this land use designation. *Testimony of D. deBit.* Thus, the proposed rezone is consistent with the comprehensive plan designation for this property. The proposed zone change is also consistent with the relevant goals and policies of the comprehensive plan.

The applicant's representative testified that the market has not demonstrated interest in the property for purely office purposes. *Testimony of D. Hume.* The hope is that having a retail component to support future office uses, as intended under the OR zone, will facilitate the development of the property for commercial purposes. *See id.* This proposal is supported by Goal LU 3, which promotes the efficient use of land through various means, including mixed-use development in proximity to retail businesses and public services. *See Comprehensive Plan ("CP"), Goal LU 3, p. 3-17.* Policy LU 1.5 also supports the zone change. That policy encourages office uses along the south side of Francis Avenue, including the portion that is next to the subject properties. *See CP, Policy LU 1.5, p. 3-8; see also Exhibit 1, p. 3.*

The proposed rezone is also consistent with comprehensive plan policies that are designed to encourage economic development. Policy ED 3.5 supports opportunities to expand and increase the number of locally-owned businesses. *See CP, Policy ED 3.5, p. 7-10.* Policy ED 3.5, meanwhile, recognizes the significant contributions of small business to the local economy and therefore seeks to enhance opportunities for small businesses. *See CP, Policy ED 3.6, p. 7-10.* Creating an area for additional office and retail uses will provide opportunities for small businesses to operate. The current office zone has not resulted in any response from the market. *Testimony of D. Hume.* However, there are three Office Retail zones to the south of Francis Avenue, and all are

currently occupied. See Exhibit 1, p. 4. "Staff agrees with the applicant that rezoning the sites to Office Retail would increase the opportunity of revitalizing these underused parcels, resulting in a positive impact to the City's economy." See Exhibit 1, p. 4.

The Hearing Examiner concludes that the proposed rezone is consistent with the designation, goals, and policies of the comprehensive plan. Therefore, this criterion for approval of the rezone is met.

3. *The proposal meets the concurrency requirements of Chapter 17D.010 SMC. See SMC 17G.060.170(C)(3).*

The decision criteria for Type III decisions (such as a rezone) mandate that all proposals must satisfy the concurrency requirements under SMC 17D.010. See SMC 17G.060.170(C)(3). Accordingly, on May 1, 2018, a Request for Comments on the application was circulated to all City departments and outside agencies with jurisdiction. See Exhibit 16. The city received only one comment on the proposal. See Exhibit 1, p. 4. The comment came from the Waste Water Department and did not indicate that concurrency could not be satisfied. See Exhibit 3; see also Exhibit 1, p. 4. Thus, no departments or agencies reported that concurrency could not be achieved. In addition, there was no testimony at the public hearing suggesting that the concurrency standards would not be satisfied. The Hearing Examiner finds that the project satisfies the concurrency requirements of the municipal code. Therefore, this criterion for approval of the rezone is fulfilled.

4. *If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features. See SMC 17G.060.170(C)(4).*

The proposal to rezone the property is a non-project action. See Exhibit 1, p. 4. There are no specific development proposals or site plans to consider. See *id.* Any detailed analysis of the suitability of the property will have to wait until a specific development proposal is made. That said, there are no obvious conditions that make the property unsuitable for a future Office Retail use. The property is already improved with eight single-family residences. The property is essentially flat, having only slight slopes. See *id.* Sites A and B consist of four contiguous lots each, and both sites are rectangular in shape. The properties have at least 100 linear feet of frontage on each side. See *id.* The properties are bounded by busy thoroughfares, including Francis, Ash, and Walnut, and there is a mixture of residential, office, and commercial use in the immediate vicinity. Thus, there is nothing about the size, shape, topography, or location that is problematic to a proposed future use for Office Retail.

There is no evidence, at this non-project stage, that the soils are not appropriate for a future commercial development, or that there are problematic groundwater conditions. The property has already been improved with residences, suggesting that the property has development potential. There are no surface waters on the site. See Exhibit 12 (Environmental Checklist ¶ B(3)(a)(1)). And there are no known natural, historic or cultural features on the development site itself. See Exhibit 12 (Environmental

Checklist ¶ B(13)).

The Hearing Examiner concludes that the property is suitable for the proposed use, given the conditions and characteristics of the site known at this time. As a result, this criterion is satisfied.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effect or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use. See SMC 17G.060.170(C)(5).*

The application seeks to rezone the property from Office to Office Retail. No specific development project has been proposed in conjunction with the rezone. In other words, if this application is approved, only the classification of the land will change. The Hearing Examiner does not view the proposed change as radical in nature. The zone will change from one type of office use to another. The same uses are permitted in both the Office and Office Retail zones, with one exception—the Office Retail zone allows retail uses to be developed in conjunction with the primary office use. See Table 17C.120-1. In the Hearing Examiner's view, this change of zoning will not have significant, environmental impacts that would not be equivalent to an office use allowed in the existing zone. Possible exceptions include traffic and parking. Presumably, a retail component could result in materially more traffic or different traffic patterns, and may or may not result in greater parking demands. The extent of the traffic and parking, or the specific impacts of each, however, cannot be specifically determined at the non-project stage.

Although there is no development proposal on the table, the environmental analysis does not end here. If, in the future, the owner proposes a development that exceeds the minimum SEPA thresholds, "then that development will be required to complete SEPA specific to that development." See Exhibit 1, p. 4; see also SMC 17E.050.070 (Flexible Thresholds).

The applicant prepared an environmental checklist for the proposed zone change. See Exhibit 12. The information supplied is somewhat limited, due to the non-project nature of the proposal. Even so, the non-project portions of the checklist were completed. Based upon its review of the available information, the City of Spokane (Planning Department) issued a Determination of Nonsignificance (DNS) for the proposal. See Exhibit 11. The deadline to appeal the DNS was July 3, 2018. No appeals were filed and thus the city's evaluation of the environmental conditions is unchallenged.

The Hearing Examiner concludes that the proposed rezone will not have significant impacts on the environment, which cannot be adequately addressed through mitigation. To the extent a specific project action is proposed in the future, that project will again be evaluated under SEPA as appropriate. Therefore, this criterion for approval is satisfied.

6. *The Hearing Examiner concludes that the rezone should be approved, although some neighboring property owners have voiced objections.*

At least two neighboring property owners raised concerns about the proposed rezone. Those concerns included impacts from increased traffic; endangerment of children due to traffic; wear-and-tear on the roads; decreased property values; incongruity of the new zone with the existing residential use; and a lack of benefit to the neighborhood or community. See Exhibits 18A and 18B. While the neighbors raise understandable concerns, the Hearing Examiner does not believe that these objection warrant denial of the application.

The property is already zoned for commercial use, despite the existing residences. The proposal is not seeking to rezone land from residential to commercial. Sites A and B have been zoned for office use for a decade or more. The concerns raised would likely exist whether the property was converted to offices (which is allowed by the current zoning) or to offices with a retail component (only allowed with upon rezone approval). In addition, evaluation of the specific traffic impacts will have to await a specific development proposal. The neighbors are very concerned about increased traffic and related impacts, but the record contains no specific information about the amount of traffic, the traffic patterns, or any specific safety concerns or measures that might be relevant. Nor can those issues be meaningfully evaluated at the non-project stage. It is known that the proposed rezone would allow more intense use of the property than would be allowed under the current zone. However, there is no evidence that the more intense use would result in significant impacts that could not be adequately addressed through project conditions or mitigation measures. To the extent that a specific project will have material impacts, those matters should be addressed at the project phase.

There was no expert testimony or analysis regarding the potential impacts of the zone change. There is insufficient evidence in this record for the Hearing Examiner to evaluate the alleged impacts to safety, road capacity or circulation, or property values, to list a few examples. The general fears and concerns of the neighbors are understandable, but more specific information is required before the Hearing Examiner would deny the rezone on such rationales.

DECISION

Based on the findings and conclusions above, it is the decision of the Hearing Examiner to approve the proposed rezone subject to the following conditions:

1. Approval is for a rezone to change the parcels identified in the application from Office (O-35) to Office Retail (OR).
2. The project will be developed in substantial conformance with SMC 17C.120.500, Design Standards Implementation for Commercial Zones, to maintain compatibility with and limit the negative impacts on surrounding areas.

3. If any artifacts or human remains are found upon excavation, the Spokane Tribe of Indians and the City of Spokane Planning & Development Services should be immediately notified and the work in the immediate area cease. Pursuant to RCW 27.53.060 it is unlawful to destroy any historic or prehistoric archaeological resources. RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from the Washington State Department of Archaeology & Historic Preservation before excavating, removing or altering Native American human remains or archaeological resources in Washington.
4. This approval does not waive the applicant's obligation to comply with all of the requirements of the Spokane Municipal Code, including the International Codes, as well as requirements of City Departments and outside agencies with jurisdiction over land development.
5. This project must adhere to any additional performance and development standards documented in comments or required by the City of Spokane, the County of Spokane, the State of Washington, and any federal agency.
6. Spokane Municipal Code section 17G.060.240 regulates the expiration of this approval, and Table 17G.060-3 sets forth the time frame for the expiration of all approvals.
7. This approval is subject to the above-stated conditions. By accepting this approval the applicant acknowledges that these conditions are reasonable and agrees to comply with them. The filing of the above required covenant constitutes the applicant's written agreement to comply with all conditions of approval. The property may not be developed except in accordance with these conditions and failure to comply with them may result in the revocation of this approval.

DATED this 25th day of July, 2018.



Brian T. McGinn
City of Spokane Hearing Examiner

NOTICE OF RIGHT TO APPEAL

Appeals of decisions by the Hearing Examiner are governed by Spokane Municipal Code 17G.060.210 and 17G.050.

Decisions by the Hearing Examiner regarding variances are final. They may be appealed by any party of record by filing a Land Use Petition with the Superior Court of Spokane County. **THE LAND USE PETITION MUST BE FILED AND THE CITY OF SPOKANE MUST BE SERVED WITHIN TWENTY-ONE (21) CALENDAR DAYS OF THE DATE OF THE ISSUANCE OF THE DECISION.** Pursuant to RCW 36.70C.040(4)(a), the date of the issuance of the decision is three days after a written decision is mailed by the local jurisdiction. This decision was mailed on July 25, 2018. **THEREFORE, THE DATE OF THE LAST DAY TO APPEAL IS THE 20th DAY OF AUGUST 2018 AT 5:00 P.M.**

In addition to paying any Court costs to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing a verbatim transcript and otherwise preparing a full record for the Court.

Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Briefing Paper

Urban Experience

Division & Department:	Engineering Services; Public Works
Subject:	Spokane Falls Blvd Street Lighting
Date:	November 12, 2018
Contact (email & phone):	Dan Buller (dbuller@spokanecity.org , 625-6391)
City Council Sponsor:	
Executive Sponsor:	Scott Simmons
Committee(s) Impacted:	PIES
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:	Innovative Infrastructure
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Approval of construction contracts (once bids are opened and recommendation to award submitted to council for approval)
Background/History: <ul style="list-style-type: none"> The “frog eye” lights on the south side of Spokane Falls Blvd. opposite Riverfront Park date from Expo and do not match the new lighting which has been installed at Riverfront Park. 	
Executive Summary: <ul style="list-style-type: none"> Lights on the south side of Spokane Falls Blvd. between Wall St. and Washington St. will be replaced to match the new lighting recently installed in Riverfront Park. While some conduit replacement is planned, it will not be necessary to install conduit the full length of the project. Lighting fixtures will meet downtown lighting standards and will be energy efficient LED. Single lane closures on Spokane Falls Blvd are planned. This project is paid with street department funds. 	
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? <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 Committee

Division & Department:	Business & Neighborhood Services, Planning & Development
Subject:	Parkview West Project of Citywide Significance and future Development Agreement
Date:	November 12, 2018
Contact (email & phone):	Andrew Worlock, 625-6991, aworlock@spokanecity.org
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience and Finance
Type of Agenda item:	<input checked="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)	Aligns with the Strategic Plan by providing investment in a project of citywide significance.
Strategic Initiative:	Urban Experience – Projects of Citywide Significance Incentive
Deadline:	November 12, 2018
Outcome: (deliverables, delivery duties, milestones to meet)	Provide strategic investment for eligible public improvement costs related to the redevelopment of the Parkview West.
Background/History: The Parkview West is a proposed redevelopment project in western downtown consisting of a seven story mixed-use building with 51 residential units and 14,500SF +/- of retail and office space. The project is described in the application and related attachments as a high end project with amenities including a roof top deck (4000SF), fitness center, business center, bike storage and street and alley amenity zones to encourage and support pedestrian activity, gated parking and amazing views of downtown. Parkview West applied for a development incentive pursuant to the City's Projects of Citywide Significance Incentive Policy. Based on the findings of public benefits expected to result from the Project, Staff is recommending that the Project Review Committee recommended a financial incentive to be awarded to the Project and applied to eligible public improvement costs related to the Project, as outlined in Admin 0650-16-02. Council will be asked to approve the Development Agreement following the Project Review Committee's recommendation of an incentive Allowable limit of this incentive falls under \$350,000 and the Committee's scoring and recommendation will be within the allowable limits. Reasoning for the final incentive will be clearly defined in the Development Agreement prior to reimbursement.	
Executive Summary: <ul style="list-style-type: none"> • Staff is proceeding with the Project Review Committee's review, scoring, and recommendation of incentive amount for the Development Agreement. • Staff will proceed to prepare a Development Agreement for Council Approval with Parkview West setting terms and conditions under which the incentive will be applied. • The Project will cause both direct and indirect public benefits and can reasonably be expected to stimulate economic growth and create new jobs. • The Project will provide increased sales and property tax revenues. • Other indirect benefits include two other buildings on the parcel that were developed separately, a smaller two story building on the immediate corner of Adams and 1st and an "L" shaped building that wraps around the smaller one. The smaller building and a portion of the "L" shaped building are eligible for listing on the Spokane Register of Historic Places and are planned to be retained and incorporated into the development project though there are no plans the buildings will be listed on the register or undergo historic renovations. The non- 	

eligible portion of the "L" shaped building was recently demolished to make way for the new building.

- The City's incentive will be applied on a reimbursement basis to the eligible public realm improvements.

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: (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 Committee

Division & Department:	Business & Neighborhood Services, Planning & Development
Subject:	"M" Building Project of Citywide Significance and future Development Agreement
Date:	November 12, 2018
Contact (email & phone):	Andrew Worlock, 625-6991, aworlock@spokanecity.org
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	Urban Experience and Finance
Type of Agenda item:	<input checked="" 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)	Aligns with the Strategic Plan by providing investment in a project of citywide significance.
Strategic Initiative:	Urban Experience – Projects of Citywide Significance Incentive
Deadline:	November 12, 2018
Outcome: (deliverables, delivery duties, milestones to meet)	Provide strategic investment for eligible public improvement costs related to the redevelopment of the "M" Building.
<p>Background/History: The "M" Building is a renovation and adaptive reuse of the former Macy's/Bon Marche department store building into a mixed use building with approximately 34,000 square feet of retail space, 8,000 square feet of office space and 114 residential housing units. "M" Building applied for a development incentive pursuant to the City's Projects of Citywide Significance Incentive Policy. Based on the findings of public benefits expected to result from the Project, Staff is recommending that the Project Review Committee recommended a financial incentive to be awarded to the Project and applied to eligible public improvement costs related to the Project, as outlined in Admin 0650-16-02. Council will be asked to approve the Development Agreement following the Project Review Committee's recommendation of an incentive Allowable limit of this incentive falls under \$350,000 and the Committee's scoring and recommendation will be within the allowable limits. Reasoning for the final incentive will be clearly defined in the Development Agreement prior to reimbursement.</p>	
<p>Executive Summary:</p> <ul style="list-style-type: none"> Staff is proceeding with the Project Review Committee's review, scoring, and recommendation of incentive amount for the Development Agreement. Staff will proceed to prepare a Development Agreement for Council Approval with "M" Building setting terms and conditions under which the incentive will be applied. The Project will cause both direct and indirect public benefits and can reasonably be expected to stimulate economic growth and create new jobs. The Project will provide increased sales and property tax revenues. Other indirect benefits include the revitalization and utilization of historic and older commercial buildings in the City's core, providing a mixed-use development that brings employment, and shopping activities while contributing to the public realm by providing street level amenities. The City's incentive will be applied on a reimbursement basis to the eligible public realm improvements. 	
<p>Budget Impact:</p> <p>Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	

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 Committee

Division & Department:	Development Services Center
Subject:	MFTE Conditional Contract
Date:	November 12, 2018
Contact (email & phone):	Ali Brast (abrast@spokanecity.org , 625-6638)
City Council Sponsor:	TBD
Executive Sponsor:	Dawn Kinder
Committee(s) Impacted:	PIES
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 for a 4-plex at 2418 E 1st Ave. Property is zoned Residential Multi-Family, so the use is allowed. 	
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>	
<i>*Average Property Value Exempt per unit is based upon the average of all properties currently in the MFTE Program and 2017 Property value assessments</i>	

Site Map:



Briefing Paper
Public Safety Committee

Division & Department:	Public Works – Integrated Capital Management
Subject:	Bosch Lot Parking Structure Feasibility and Roadway Realignment
Date:	11/5/18
Contact (email & phone):	Kara Heatherly x6988
City Council Sponsor:	
Executive Sponsor:	Scott Simmons – Public Works
Committee(s) Impacted:	PIES/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)	Strategic Investments: Urban Experience – River Connections PIES – Maximize Public Assets This project is schedule and funded in the 2019 capital program and any 2018 spending (minimal) has been funded through the series of Strategic Investment SBO's.
Strategic Initiative:	See above
Deadline:	Contract award by November 19
Outcome: (deliverables, delivery duties, milestones to meet)	Approve Consent item for Council Briefing November 12.

Background/History: *As a part of the strategic priority to connect the river gorge and extend the Western boundary of Riverfront Park to Monroe, the City is considering alternatives for trailhead access/parking at the Bosch Lot. In coordination with the current Post Street Bridge project there are certain efficiencies that can be realized by aligning the schedule of these two bodies of work. Because the CSO tank was designed to potential handle a building structure being placed over it, this scope of work is intended to determine the feasibility of parking garage to be constructed in the future. The study will also look to relocate Summit Parkway to the north to increase space for recreational amenities, and to provide a 30% design of a roadway and interim surface parking solution because a parking garage if feasible would be decades in the future. The City will then coordinate efforts to reroute Summit Blvd to the North with the Post Street Bridge construction schedule.*

Executive Summary:

- Assess future parking garage feasibility
- Coordinate construction and design deliverables with Post Street Bridge ongoing DB contract work
- 30% design of trailhead access and surface parking (completed design will be done in-house) to be constructed and reopened with the Post Street Bridge in 2020
- Work is funded through ORD C35655, SBO for River Connections, approved by Council on July 23.
- Contract Value: \$151,019 – Contract Duration: November 2018 – May 2019

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: (revenue generating, match requirements, etc.) N/A

Operations Impact: N/A

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: N/A

Briefing Paper

Urban Experience Committee

Division & Department:	Public Works Division / Integrated Capital Management
Subject:	Bike Share Update - Pilot Program Conclusion and Next Steps
Date:	11/12/18
Contact (email & phone):	bblankenagel@spokanecity.org
City Council Sponsor:	
Executive Sponsor:	
Committee(s) Impacted:	
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)	
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	2018 Pilot Update Phase II Pilot option Policy Next Steps
Background/History: <i>See the attached Briefing Paper</i>	
Executive Summary: <ul style="list-style-type: none"> • <i>The 2018 Lime Bikeshare pilot has been very successful</i> <ul style="list-style-type: none"> ○ <i>Many users, feedback is generally positive with common concerns about helmets and sidewalk usage</i> ○ <i>Local law shortcomings for “micro-mobility” have been brought to light</i> • <i>Lime has proposed a second phase to the pilot (they are very keen to continue in Spokane)</i> <ul style="list-style-type: none"> ○ <i>Suspension of SMC 10.17.050A for phase II pilot would facilitate legal operation</i> • <i>Policy updates will take us into 2019</i> <ul style="list-style-type: none"> ○ <i>Policy Focus Group meeting bi-monthly to propose appropriate updates</i> ○ <i>Lime’s continued presence and partnership could provide a testing ground for helmet distribution options and safety promotions</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: n/a	
Operations Impact: Consistent with current operations/policy? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

Memo: Lime Spokane Winter Proposal

(All Types of Vehicles)

PROPOSAL

At the end of the current pilot, Lime will remove all deployed scooters from Spokane. However, Lime proposes to continue operating up to 200 Lime-E electric assist bicycles in Spokane through the winter of 2018 up until Spokane finalizes a micro-mobility permit. Further, Lime proposes to retain on hand approximately 50-100 scooters, to be available for demos or, on bluebird days with no ice or precipitation in the winter, for “teaser” deployments.

Safety is our first priority, and we are eager to work with the City to ensure a responsible, useful deployment. In the case of snow clearing efforts and addressing other City priorities, we will work with you to identify operating zones for winter operations, perhaps with a more limited service area than we currently offer. Alternatively, we are open to identifying deployment hot spots to best serve first/last mile to transit and other city priorities.

Lime wishes to collaborate with the City as it works to identify a more permanent operating framework for dockless smart mobility going forward.

LIME: WINTER OPERATIONS

Lime will work with the city to develop an approach to winter operations with our bikes based on our current MOU with Spokane, which will include commitments such as:

- Lime managing the number of bikes on the streets of Spokane so that each e-bike has a target rides per vehicle per day of two.
- In the event of a declared snow emergency, Lime shall use commercially reasonable efforts to collect all owned or controlled vehicles located in the public right-of-way and relocate them to a storage facility. Alternatively, Lime will otherwise secure the vehicles in a location that does not impede public and private snow and ice clearing operations for the duration of the emergency, subject to Lime's overriding obligation to comply with the traffic ordinances imposed by the declaration of the snow emergency.

CLOSING

We are eager to build on the established partnership and continue providing more equitable, sustainable mobility for Spokane residents. We look forward to discussing this proposal at your convenience.

Background

As we near the end of the 2018 Lime bikeshare pilot in Spokane, Lime has proposed a continuation of the pilot that would fit better within the current policy framework for the City. The pilot has performed very well to both allow the citizens of Spokane to experience bikeshare in a very real way, and to facilitate discovery of policy needs regarding micro-mobility (bikeshare, scooter share, etc.) systems. The City's intent, as written in the original agreement with Lime, was to end the pilot November 16, 2018 and conduct policy work through the winter to prepare for an eventual permanent bikeshare program. A policy focus group has been assembled to provide recommendations for policy updates to prepare for future long-term use of micro-mobility programs in Spokane.

Lime has proposed to maintain a presence in Spokane through the winter with some revisions. They would remove scooters from the street except for "bluebird days", and instead maintain a fleet of about 200 e-bikes. The bike program would allow for proving the system through the winter season. This would include close coordination for identifying winter operating zones and deployment routines. Snow emergency routines would also be developed to remove vehicles for snow and ice removal.

While Lime's proposal would work toward one of the major policy conflicts by reducing scooter usage; the potential for scooters showing up during nice weather would not completely eliminate this conflict. Also, the renting of bicycles/scooters requires the assurance of helmet availability as well (SMC 10.17.050A). This would remain in conflict with the helmet law.

The following applies to running a second phase of the bikeshare pilot, should that be the desire moving forward.

As a counter-proposal, the City could entertain a new temporary revocable agreement to continue the presence of dockless bikeshare if:

- Scooters are not part of the program until policy updates are in place to appropriately facilitate them.
- Bicycles are rented with a clear message that helmets are required in the City of Spokane.*
- Helmet distribution locations/processes are established to allow patrons to get a helmet within an approximate 1/8th mile gridwork downtown.*
- Promotional activities will provide education regarding safe and appropriate micro-mobility vehicle use and parking as well as encouragement for helmet use.

*These requirements of the vendor provide a temporary window of use until the time when policy updates regarding helmet laws are more accommodating for dockless micro-mobility programming.

In order to facilitate compliance with law, the City Council would suspend SMC 10.17.050A for the duration of this temporary window of time, and only in respect to a new agreement with Lime. This would suspend the requirement for Lime to supply a helmet with each rental. In person transactions do not happen with dockless rentals, and thus the model for which the law was written is outdated. The new agreement with Lime would require helmet provisions as described in the third bullet-point above.

The purpose of this temporary suspension of the helmet vending law would be to allow testing of potential solutions to supplying helmets for dockless micro-mobility rentals. This testing should not be considered an end-all program option, but should be recognized as a partnership for experiential program development.

Please keep in mind that compliance with lawful helmet use is not a new concern within the City, and the introduction of micro-mobility should not be considered the only contributor to the problem. This program is an opportunity for awareness and compliance for helmet use to be elevated. Supplying helmets is one option, and another would be promotional programs. Lime has developed promotional programs in many cities, and they are willing to implement these programs in Spokane. An extension of agreement to continue the presence of Lime bikes through the winter would include the need to educate and encourage appropriate behavior by their patrons.

Briefing Paper

Urban Experience Committee

Division & Department:	Neighborhood and Planning Services
Subject:	Spokane River Vision Plan (Working Title)
Date:	November 12, 2018
Author (email & phone):	Maren Murphy, mmurphy@spokanecity.org , 625-6737
City Council Sponsor:	
Executive Sponsor:	Gavin Cooley
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)	Strategic Plan – Urban Experience Comprehensive Plan, Chapter 14 – SMP 8.5 Access Plan
Strategic Initiative:	<i>Urban Experience: To promote significant growth that connects people to place and builds upon cultural, historic, and natural resource assets.</i> <i>River Connection: Develop public trails and access points to Spokane River</i>
Deadline:	Spring 2020
Outcome: (deliverables, delivery duties, milestones to meet)	<i>The outcome is a final vision document that guides shoreline enhancements for Park Board review and consideration and City Council adoption.</i> <i>End products include: high level prioritization of implementation projects based on community input and aligned with environmental regulations; framework for desired experiences to direct activity levels; funding strategies; and wayfinding opportunities.</i>
Background/History: <i>The City contains a regional asset in the Spokane River and is a significant property owner along the River. Public access, both physical and visual, continues to be in high demand. Although the City's Shoreline Master Program (SMP) contains shoreline development regulations (SMC 17E.060) in compliance with the Washington State Shoreline Management Act (SMA), as well as policy within a new Chapter 14 to the City's Comprehensive Plan, an implementation plan for access has not yet been developed. The City's Comprehensive Plan and in the City's Joint Strategic Plan, contain clear policy guidance to continue to develop public trails and access points to the Spokane River. Currently, the city does not have a document that lists and prioritizes additional enhancements to public access to the Spokane River, this plan will provide that and a clear document to seek funding to do so. The creation of this plan envisions significant public outreach.</i>	
Executive Summary: <ul style="list-style-type: none"> <i>The plan will guide the enhancement of public access opportunities along the Spokane River through the City of Spokane, including formal and informal physical, visual and cultural access. The plan will be a guiding document and will not be an update to the City's SMP though the plan may inform development of policies and development regulations as part of the City's overall SMP update process in the future.</i> <i>Project priorities:</i> <ul style="list-style-type: none"> <i>Enhance public access and connectivity to the Spokane River for safe, equitable, and high-quality recreational opportunities.</i> <i>Preserve the environmental values and ecological quality of the shoreline and river corridor, including water quality and habitat.</i> 	

- *Protect cultural and archaeological resources, and traditional and contemporary uses along the river in collaboration with the Spokane Tribe and other regional tribes.*
- *Increase public awareness and deepen stewardship of the Spokane River system through wayfinding, interpretation and education.*
- *Identify funding strategies for to build, maintain, and operate capital improvements, including the need for easements with willing partners where appropriate.*

Budget Impact: \$150,000

Approved in current year budget? ☐ Yes ☒ No

Annual/Reoccurring expenditure? ☐ Yes ☒ No

If new, specify funding source: *The Spokane river access plan is referenced in the Strategic Plan as part of the 2-Year Action Plan.*

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:

Briefing Paper

Urban Experience Committee

Division & Department:	Neighborhood & Business Services Community, Housing, and Human Services (CHHS) Department
Subject:	Fall 2018 HOME Affordable Housing Funding Recommendations
Date:	November 12, 2018
Author (email & phone):	Melora Sharts msharts@spokanecity.org 625-6840
City Council Sponsor:	
Executive Sponsor:	Kelly Keenan, Director
Committee(s) Impacted:	Urban Experience
Type of Agenda item:	X 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)	City of Spokane Consolidated Plan City of Spokane Comprehensive Plans
Strategic Initiative:	Safe and Affordable Housing Choice
Deadline:	December 31, 2018
Outcome: (deliverables, delivery duties, milestones to meet)	Assist in the development of 183 units of affordable rental housing to include at least 51 units with HUD's HOME program restrictions for low-income renters at affordable rents.
Background/History: The City of Spokane receives HUD HOME program funding exclusively for affordable housing developments. CHHS released the Fall 2018 HOME funding notice resulting in CHHS Board HOME funding recommendations to three affordable rental housing projects.	
Executive Summary: <ul style="list-style-type: none"> Richard Allen Apartments – award up to \$1,210,000 HOME funds toward renovation of an existing 56-unit HUD-assisted family apartment complex. There will be at least 25 HOME-assisted units affordable to renters at 30% Area Median Income for 20 years. Canterbury Court – award \$735,000 HOME funds toward renovation of an existing 125-unit HUD-assisted senior housing building. There will be 28 HOME-assisted units affordable to renters at 30% Area Median Income for 20 years. Cora Duplex – award \$175,000 HOME funds toward construction of a duplex. There will be 2 HOME-assisted units where one unit is affordable to renters at 30% Area Median Income and one unit is affordable to renters at 50% Area Median Income for 30 years. 	
Budget Impact: Approved in current year budget? X Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes X No If new, specify funding source: Other budget impacts: HOME grant match is required and provided by other funding sources.	
Operations Impact: Consistent with current operations/policy? X Yes <input type="checkbox"/> No Requires change in current operations/policy? <input type="checkbox"/> Yes X No Specify changes required: None Known challenges/barriers: None	

