

# SPOKANE, WASHINGTON EMERSON-GARFIELD

## NEIGHBORHOOD ACTION PLAN



**JUNE 2014**



prepared by:



No. 2130433

# ACKNOWLEDGEMENTS



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# A LETTER FROM THE EMERSON-GARFIELD NEIGHBORHOOD PLANNING COMMITTEE

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Dear Reader:

The action plan laid out in the following pages is the culmination of a nearly two-year effort to fairly and accurately reflect the ideals of our neighbors and fellow stakeholders as we collectively envision the future of Emerson-Garfield.

Through two public workshops geared toward neighborhood residents early in the planning process, a business outreach event for feedback to build support towards the end, and essential collaboration with the City of Spokane planning staff and our planning firm throughout, we feel confident that this document represents the desires of our neighborhood. We expect that our voice and these efforts will be respected in future developments and improvements within Emerson-Garfield by utilizing the guiding language you find here.

The basis for our planning came from problems identified and prioritized during our initial workshop, and solutions brainstormed during our second workshop. These solutions were further refined for our plan with feedback from City planning and engineering staff, the North Monroe business community, and other stakeholders with an interest in our neighborhood and its corridors.

As a committee of volunteers, we have been inspired and motivated throughout planning by the interest and participation of our neighborhood. Emerson-Garfield is home to creative, intelligent, and hard-working citizens. As such, many of the action items and priorities detailed in our plan are ones that we are completely empowered to take on ourselves through the continued organization and efforts of our Emerson-Garfield Neighborhood Council. With this document as a guide, it is our intent to fully pursue the improvements that our neighbors have prioritized and in the form they envisioned. In some cases that will mean pursuing further collaboration with the City and other stakeholders, as well as outside funding sources. Our work does not end here, but rather it takes on a new and exciting shape. We look forward to working with you.

Respectfully,

Megan Schuyler Kennedy

Vice Chair EGNC & Project Manager for Neighborhood Planning

# TABLE OF CONTENTS

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<b>Acknowledgments</b>	ii-iii
<b>Introduction &amp; Purpose</b>	pages 1-3
Overview & Vision	
Purpose of the Neighborhood Action Plan	
<b>Background &amp; History</b>	pages 4-8
Demographics	
Neighborhood History	
Historic Neighborhood Timeline	
<b>Executive Summary</b>	pages 9-10
Planning Process & Timeline	
Vision Statement	
<b>Neighborhood Priorities</b>	pages 11-24
Pedestrian Safety	
Neighborhood Beautification	
Business Diversity/Occupancy	
Community Resources	
Alternative & Public Transportation	
Neighborhood Life	
<b>Monroe Street Corridor</b>	pages 25-28
<b>Conclusion</b>	page 29
<b>Sources</b>	page 30



# EMERSON-GARFIELD NEIGHBORHOOD MAP

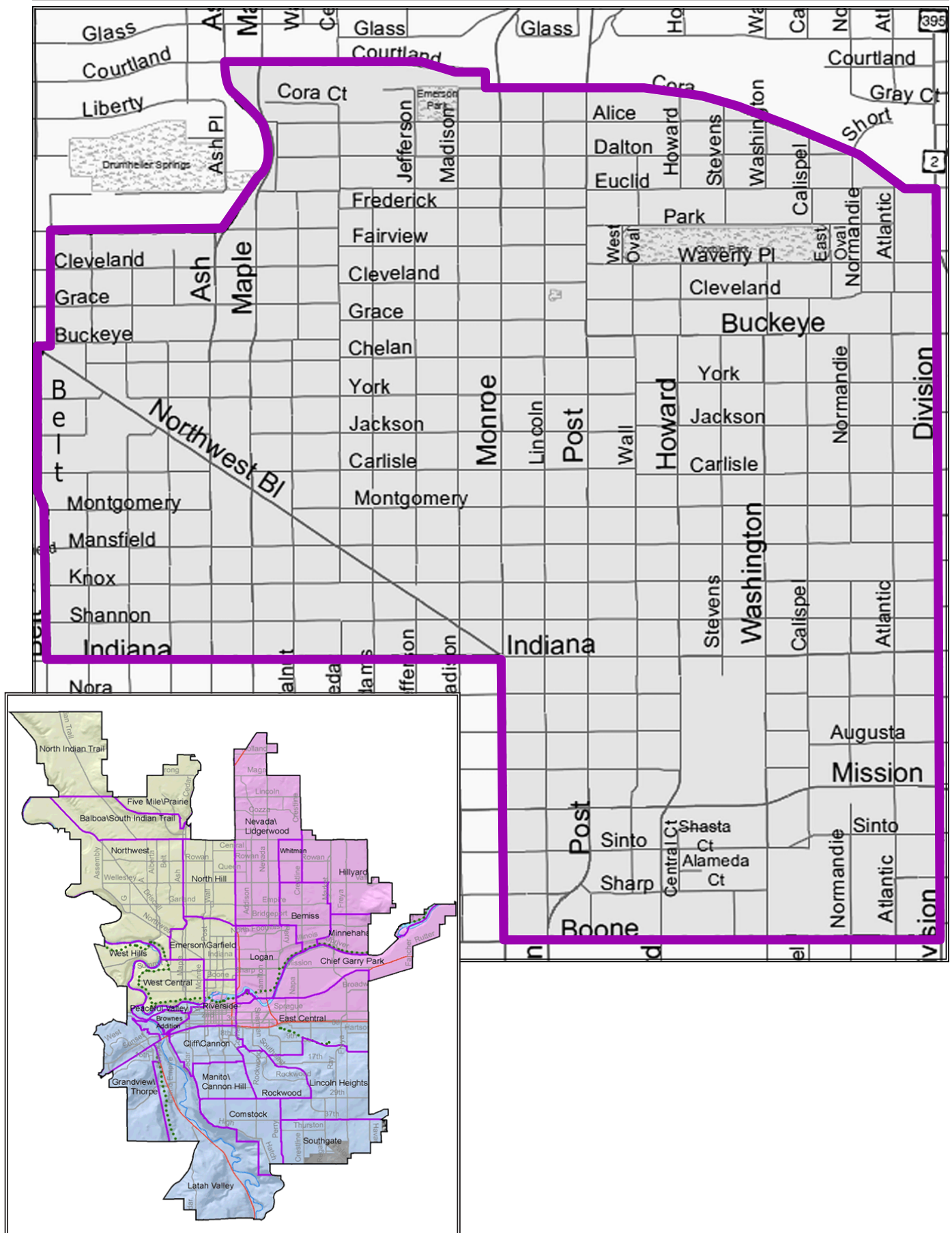


Image v: City of Spokane neighborhoods, courtesy of the City of Spokane

# INTRODUCTION & PURPOSE



Image 1.1 Emerson Community Garden in Emerson-Garfield, courtesy Emerson-Garfield Neighborhood



Image 1.2 from Tracy L. Rebstock, "East View of Corbin Park," Spokane Historical, Image courtesy of the Washington State Digital Archives, Cheney, WA.



Image 1.3 Emerson-Garfield Farmers' Market 2013, courtesy of Megan Kennedy

## OVERVIEW & VISION

Emerson-Garfield stands at an important crossroads toward its future. Change has come slowly to the neighborhood and many of the problems identified in previous planning efforts still remain. However, today the neighborhood is characterized by an enthusiastic and energetic group of residents committed to a strong and vibrant future. The neighborhood is consistent in its desire for improved connections, both physically and socially, improved parks and open space as well as a healthier residential and business environment. These desires are captured in the neighborhood vision statement:

"Emerson-Garfield strives to be a diverse and vibrant neighborhood actively supporting a thriving business district, strong residential areas, beautiful parks, walkable amenities, and a unique historic character."

The Action Plan that follows articulates a path to a brighter future for the neighborhood. The Emerson-Garfield Neighborhood Action Plan consists of four main sections: Background and History, Executive Summary, Neighborhood Priorities, and Monroe Street.

The Background and History section provides a more detailed look at the neighborhood from its beginnings to the current situation. People who wish to understand the neighborhood in both physical and social terms will find help in this summary. This section provides insight into the City of Spokane neighborhood planning process, a detailed description of the Emerson-Garfield Neighborhood, and a timeline of past and present planning efforts.

The Executive Summary discusses the Emerson-Garfield neighborhood planning process. This section helps the reader understand how this plan was created, what efforts were made, and why. This portion delves into greater detail on the overall neighborhood planning process, primary goals and objectives, and the determined vision statement.

Neighborhood Priorities constitute the bulk of the plan. This section contains six priorities as identified by the neighborhood. Pedestrian safety, neighborhood beautification, business diversity and occupancy, community resources, alternative and public transportation, and neighborhood connectivity and events are addressed. These alternatives are intended to be

# INTRODUCTION & PURPOSE

read as identified issues associated with needs, locations, solutions, and recommendations. Property and business owners, residents, investors, developers, elected officials, and decision-making bodies should utilize this section for guidance on development.

The Monroe Street section describes the importance of the corridor to the Emerson-Garfield neighborhood as well as the City of Spokane. Monroe is central connection for transportation routes, commercial activity, and has relatively high traffic volumes.

## PURPOSE OF THE NEIGHBORHOOD ACTION PLAN

The purpose of a neighborhood action plan is to identify issues of concern to the residents of the neighborhood and to devise strategies for addressing concerns. In conjunction with broader policies contained within the City of Spokane's Comprehensive Plan, a neighborhood action plan is intended to protect and enhance livability within specific neighborhoods, as well as to advance community vision and create a more livable city. More specifically, neighborhood action plans are intended to:

- Promote collaboration between the City and neighborhoods to achieve mutual goals and shared responsibility
- Create a sense of place within the community by identifying and developing the assets within each neighborhood
- Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities
- Achieve sensible and coordinated project and program planning within and between all of the city's neighborhoods
- Strengthen neighborhoods

The Emerson-Garfield Neighborhood Action Plan lays the foundation for the eventual integration of neighborhood needs into the City's planning programs. The policy state-



Image 2.1 Existing bike lanes in Emerson-Garfield, courtesy of Jay Cousins



Image 2.2 Spokane runners sculpture, courtesy of Jay Cousins



Image 2.3 Workshop 1 participation: Emerson-Garfield, courtesy of AHBL



# INTRODUCTION & PURPOSE



Image 3.1 Workshop 1 participation: Emerson-Garfield, courtesy of AHBL



Image 3.2 Workshop 1 participation: Emerson-Garfield, courtesy of AHBL



Image 3.3 Workshop 1 participation: Emerson-Garfield, courtesy of AHBL

ments included in the Action Plan may also be used by the neighborhood, City staff, and City Council to guide future decisions.

The Emerson-Garfield Neighborhood Action Plan is the result of a collaborative effort between the City of Spokane, residents, and business owners to help guide the future of the neighborhood.

The neighborhood identified six neighborhood priorities in a series of workshops. The first workshop took place on October 10, 2013 and saw participation from 44 people. Attendees were broken into eight working groups who identified and prioritized neighborhood issues. Additionally, each group identified locations of these issues on a neighborhood map. All eight groups presented their top six priorities. At the end of the workshop each person was given four dots, which were used to cast a visual vote on wall charts and identify the most important issues within the neighborhood.

At the second workshop, held on November 14, 2013, data compiled from the first workshop was presented. Residents were given the opportunity to provide feedback and preference on possible specific solutions. Votes from the first workshop were tallied accordingly; the result from the data was six top priorities: pedestrian safety, neighborhood beautification, business diversity and occupancy, community resources, alternative and public transportation, and neighborhood connectivity and events. At the workshop, attendees rotated through each priority station and then confirmed, added, located, and identified solutions for each priority.

The Neighborhood Planning Committee met in a series of meetings following the workshops in a collaborative effort to compose the neighborhood action plan. Meetings and work groups spent over five months working with the City of Spokane and AHBL to prepare the elements of the plan.



# BACKGROUND & HISTORY

## DEMOGRAPHICS

According to 2010 census data statistics, Emerson-Garfield has 9,442 residents. Historically, the neighborhood has seen a slow population increase with each census. In 1990, there were 9,135 residents; in 2000, there were 9,204 residents. The annual growth rate from 1990 to 2010 was between 0.08% and 0.25%. By 2015, Emerson-Garfield is projected to have 9,720 residents, according to a study done by Eastern Washington University students in 2012. Emerson-Garfield is 50.3% male and 49.7% female. The median age is 32.5 years.

Over 85% of the residents in Emerson-Garfield are Caucasian. Other races in the neighborhood include Native American (3.0%), Black (2.8%), Asian/Pacific Islander (2.8%), two or more races (4.9%), and other races (1.5%).

Emerson-Garfield covers 1.647 square miles. The population density as of 2010 is 5,881 people per square mile. This can be compared to the entire City of Spokane's population density of 3,638 people per square mile. Spokane's population below poverty level as of 2011 was 18.4%, whereas Emerson-Garfield was higher at 26.1%.

The 2011 median annual household income of Emerson-Garfield residents was \$34,957, compared to the City of Spokane's median income of \$39,999. The median price of rent in Emerson-Garfield, according to 2011 data, was \$545 per month, compared to Spokane's \$600 per month.

Residents in 2011 owned an average of two cars per household. Most residents travel no more than 30 minutes to work. The neighborhood has multiple arterials such as Monroe Street, Post Street, Northwest Boulevard, Maple Street, and Ash Street, which segment the neighborhood. The City of Spokane conducted a traffic flow study in 2009-2010 that illustrated the weekday traffic in a 24-hour period:

### Average Daily Traffic Counts

Northwest Boulevard: 29,700  
Monroe Street: 19,300  
Maple Street: 15,900  
Ash Street: 15,800  
Washington Street: 8,200  
Post Street: 6,900  
Howard Street: 1,600

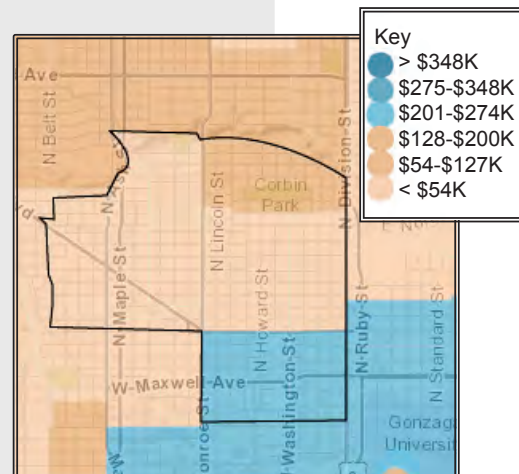


Image 4.1 from ESRI, 2013 - Emerson-Garfield Neighborhood median property values, 2013 data

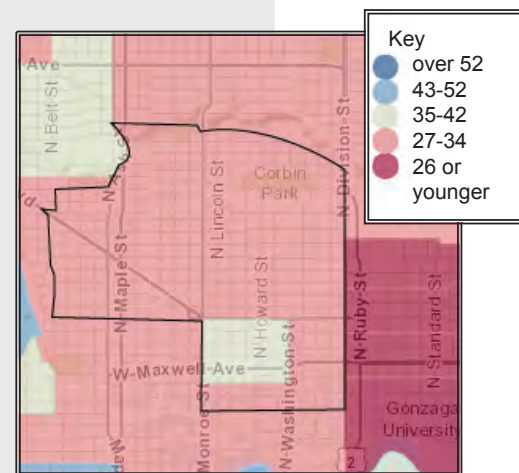


Image 4.2 from ESRI, 2013 - Emerson-Garfield Neighborhood median age, 2013 data

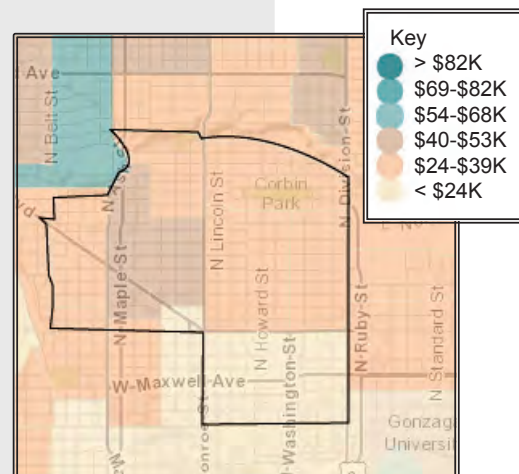


Image 4.3 from ESRI, 2013 - Emerson-Garfield Neighborhood median household income, 2013 data

# BACKGROUND & HISTORY



Image 5.1 Courtesy Friends of Olmsted Parks: John C. Olmsted (1852-1920)



Image 5.2 from Tracy L. Rebstock, "Corbin Park," Spokane Historical, Image courtesy of the Washington State Digital Archives, Cheney, WA.



Image 5.3 from Spokane Public Schools 1889-1989 "First Class for 100 Years" - Emerson Elementary School

## HISTORY OF THE EMERSON-GARFIELD NEIGHBORHOOD

Emerson-Garfield is located approximately three-quarters of a mile north of the Spokane River. Generally speaking, the neighborhood is bounded by Division to the east, Cora to the north, Belt to the west, and Boone/Nora to the south. The majority of the neighborhood was added in 1883 and 1891. Most of the homes in Emerson-Garfield are from the early 1900s. There are two historic districts in Emerson-Garfield: Corbin Park and Drumheller Springs. The Corbin Park area is known as the "brick neighborhood" and was platted around 1899. The architectural style in this area consists of Queen Anne, Bungalow, and Classic Box architecture. Corbin Park, once owned by D.C. Corbin, was a dirt horse-racing track in the late 1800s. This track was used by the Washington Idaho and Fair Association. Corbin Park was eventually purchased by the City of Spokane for one dollar in 1899. A decade later, the Olmsted Brothers came to Spokane to provide a planning framework for the many parks in the area. These landscape architects from Brookline, Massachusetts developed a master plan for Corbin Park.

Emerson-Garfield was officially established as a neighborhood in 1976 and is named after two elementary schools: Emerson Elementary and Garfield Elementary. The neighborhood therefore has an identity that is informed by its educational makeup and contains a wide range of public and private institutions, including Trinity Catholic School.

Emerson Elementary School was named after the poet Ralph Waldo Emerson. Built around the turn of the 20th century, the school was a brick building that consisted of six rooms. Just five years after being built, Emerson Elementary added 12 more rooms. In November 1977, the school built a one-of-a-kind play structure out of logs. This was the only playground for blocks at the time. However, barely eight months later, trespassers set fire to the structure.

Despite many residents' objections, Emerson Elementary was closed in 1981 and was later torn down. Today, the former school site is Emerson Park, which features a baseball field, a basketball court, picnic tables, and many playground amenities.



# BACKGROUND & HISTORY

Opened in 1898, Garfield Elementary was a brick building composed of two stories and ten rooms. It hosted eight grades. Garfield Elementary was identified as a candidate for the massive school construction program in 1981; the historic school was torn down and rebuilt on the same location.

Garfield Elementary has a legacy of community engagement. In 1942, its students and teachers recycled wastepaper and sold War Stamps to support the war. Today the school is part of a citywide recycling project, collecting paper to fund a variety of school projects.

Havermale Junior High School opened its doors in 1927 and was named after Reverend Samuel Havermale, a pioneer minister who settled in Spokane. John A. Shaw was designated as the school's first principal. Shaw was known as a national expert in school finances and ran a successful institution. After Shaw's retirement in 1957, R.H. Knaack became principal and ran Havermale until 1958. Upon Knaack's retirement, the school closed its doors to the Junior High School program.

Havermale later became home to the Community School until 2014, when it was chosen as the consolidated site for the growing Spokane Public Montessori program. It will also continue to house small, project-based learning programs like the Medicine Wheel Academy.

North Central High School opened in 1908, admitting 287 students. The school had 12 rooms and 12 teachers when it first opened. School lunches cost 10 cents when the building was completed in 1909. Like Garfield Elementary, the school was rebuilt in 1981 and the old building was demolished. A modern, 40,000-square-foot wing was added to the school in 2014 to house a science and technology (STEM) program.

Today, Emerson-Garfield at large is a diverse neighborhood in close proximity to downtown Spokane. As Spokane's suburbs have expanded north, the neighborhood has seen increased traffic and the original neighborhood streets have become higher-volume traffic corridors. Arterials such as Monroe Street, Northwest Boulevard and Indiana have been widened over time to accommodate the amount of vehicle traffic. The neighborhood has struggled to establish and maintain a cohesive identity due to areas segmented by these busy arterials.



Image 6.1 from Spokane Public Schools 1889-1989  
"First Class for 100 Years" - Garfield Elementary School - 5th grade class 1899

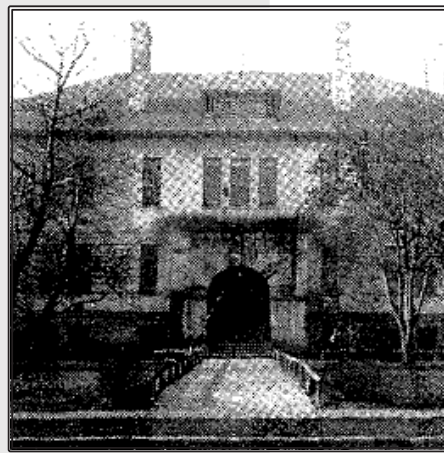


Image 6.2 from Spokane Public Schools 1889-1989  
"First Class for 100 Years" - Garfield Elementary School 1902

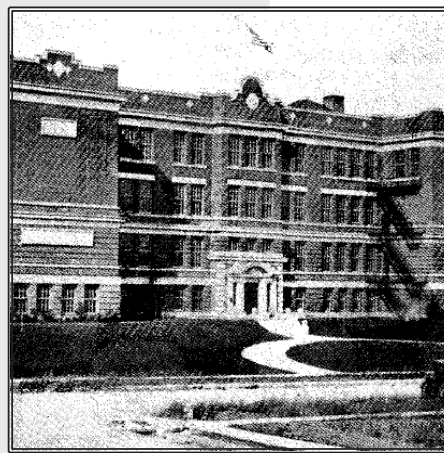
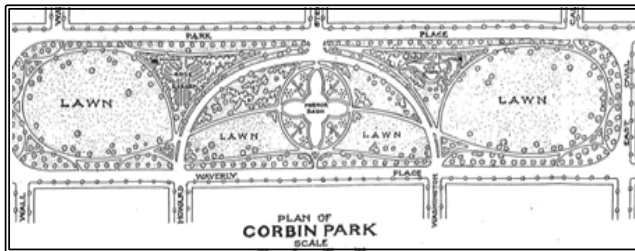


Image 6.3 from Spokane Public Schools 1889-1989  
"First Class for 100 Years" - North Central High School 1909

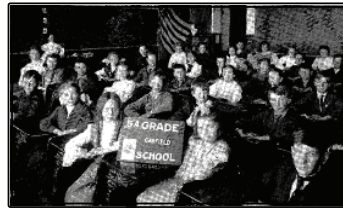


# BACKGROUND & HISTORY



**1887-1899**

Corbin Park fairgrounds and racetrack owned by D.C. Corbin and operated by the Washington-Idaho Fair Association



**1899**

Garfield Elementary School opens

**1899**

Corbin plats sixteen city blocks and sells the land to the Mayor of Spokane for one dollar



**1909**

Audubon Elementary School opens as a four-room brick school

**1967**

Old Corbin Park Methodist Church becomes the Corbin Senior Center

**1887**

1890

1900

1910

1920

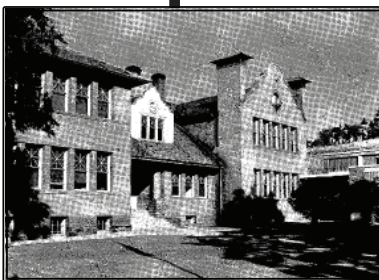
1930

1940

1950

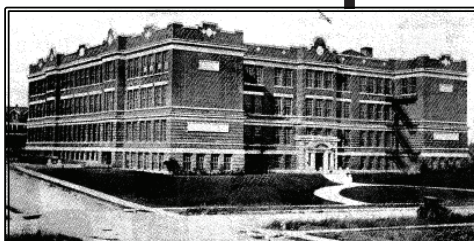
**1891**

Emerson Elementary School opens, named for poet Ralph Waldo Emerson



**1908**

North Central High School opens



**1928**

Havermale Junior High erected, named after Rev. Samuel and Elizabeth Havermale, who were pioneers of the 1870s

**1976**

Emerson-Garfield Neighborhood is established named after two elementary schools: Emerson and Garfield Elementary

**1981**

Emerson Elementary School closes and is sold to the City of Spokane

**1981**

Garfield Elementary School reconstructed and dedicated on same site

**1981**

Havermale Junior High closes; however, the school continues to host various school programs and functions

# BACKGROUND & HISTORY

**August 3, 1982**

Carnegie Library, North Monroe Branch (built 1914) registered as a National Historic property at 925 W. Montgomery Avenue



**November 17, 1999**

John A. Currie House (built 1889) registered as a Spokane Historic property, 908 W. Frederick Avenue



**June 13, 2011**

George & Annie Taylor House (built 1905) registered as a Spokane Historic Property at 2027 W. Shannon Ave

**May 29, 2012**

Eastern Washington University student analysis: Key issues, ideas, and opportunities:

1. Sidewalks/paths (i.e., pedestrian safety)
2. Vacant land, available lots
3. Monroe Street corridor
4. Connectivity
5. Neighborhood identity

**November 1, 2004**

Inland Casket Company Factory (built 1913) registered as a Spokane Historic property at 2320 N. Atlantic Street

**1980**

Audubon Elementary School replaced with current building; the 1909 school site is currently a school playground

1960

1970

1980

1990

2000

2010

**2013**



**September 13, 2003**

Alonzo & Louise Barnett House (built 1903) registered as a National Historic property at 902 W. Augusta Avenue

**2010**

The Community School, affiliated with "Big Picture Learning," takes over the old Havermale building

**2013**

First Emerson-Garfield Farmers' Market at Knox Presbyterian Church

**July 27, 1986**

Emerson-Garfield Neighborhood Design Plan adopted. The Emerson-Garfield Neighborhood Design Plan addresses the four main areas of public policy interest:

1. Land Use
2. Circulation
3. Community Facilities
4. Neighborhood Design

**2014 and Beyond**

Current Goals of Emerson-Garfield Neighborhood Council (EGNC):

1. Increase EGNC membership to represent the diversity of our neighborhood
2. Use more electronic communication with members, residents and businesses
3. Find ways to support our business districts, specifically, N. Monroe
4. Continue to improve our parks and provide opportunities for community-building events in Corbin and Emerson Parks
5. Align more closely with schools, churches and community organizations in our neighborhood
6. Improve safety and traffic conditions on our streets

# EXECUTIVE SUMMARY

Public Meetings	Attendance	Results
<b>Preliminary Neighborhood Planning Group Meetings</b>  August 15, 2013 September 5, 2013 September 19, 2013 (moderator training) October 7, 2013	Emerson-Garfield Neighborhood Council (EGNC) members, residents and stakeholders	<ul style="list-style-type: none"> <li>• Scope of work finalized</li> <li>• Timeline for deliverables</li> <li>• Purpose and introduction of neighborhood action plans</li> <li>• Description, outline, and preparation for Workshop 1</li> <li>• Moderator training</li> </ul>
<b>Workshop 1</b> October 10, 2013	44 people	<ul style="list-style-type: none"> <li>• Conducted a neighborhood brainstorming session identifying issues and their respective locations in the neighborhood</li> <li>• Residents were trained as facilitators</li> <li>• Collected visioning sheets to gather data for a vision statement and keywords pertaining to neighborhood issues</li> <li>• Top six issues were presented to the group at the end of the workshop</li> <li>• Each participant received four prioritized dots to vote on their top priorities. The priorities were later analyzed and formed the top six priorities found in this neighborhood action plan</li> </ul>
<b>Preliminary Neighborhood Planning Group Meetings</b>  October 24, 2013 November 4, 2013 November 7, 2013	Emerson-Garfield Neighborhood Council (EGNC) members, residents and stakeholders	<ul style="list-style-type: none"> <li>• Neighborhood continued to tailor three vision statement options for Emerson-Garfield</li> <li>• Neighborhood reviewed the results from Workshop 1 and worked with consultants, AHBL, to prepare for Workshop 2</li> </ul>
<b>Workshop 2</b> November 14, 2013	32 people	<ul style="list-style-type: none"> <li>• Top six priority issues were solidified</li> <li>• Each participant had an opportunity to express additional issues, solutions, and location on the neighborhood map</li> <li>• Each participant had three votes at each priority station to choose their top images as an image preference study</li> <li>• Each participant had one vote to choose from three vision statements that best describe Emerson-Garfield Neighborhood</li> </ul>



# EXECUTIVE SUMMARY

Public Meetings	Attendance	Results
<b>Neighborhood Planning Group Meetings</b>  December 5, 2013 January 9, 2014 February 6, 2014 March 13, 2014 April 10, 2014 May 15, 2014	Emerson-Garfield Neighborhood Council (EGNC) members, residents and stakeholders	<ul style="list-style-type: none"> <li>Neighborhood, consultants and the City of Spokane worked together in a collaborative effort to write the neighborhood action plan</li> </ul>
<b>Monroe Business Outreach Event</b> April 17, 2014		
<b>Final Document Presentation</b> June 12, 2014		
<b>Presentation to Plan Commission</b> <b>City of Spokane Adoption of Document</b> July 2014		



Image 10.1 Emerson-Garfield Neighborhood Planning Committee, June 2014, courtesy of Megan Kennedy

## EMERSON-GARFIELD VISION STATEMENT

“Emerson-Garfield strives to be a diverse and vibrant neighborhood actively supporting a thriving business district, strong residential areas, beautiful parks, walkable amenities, and a unique historic character.”

# NEIGHBORHOOD PRIORITIES

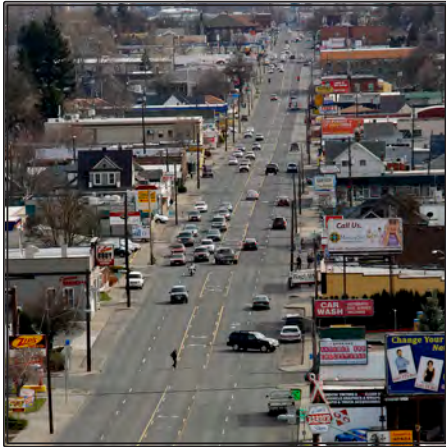


Image 11.1 Monroe looking south, courtesy of Jay Cousins



Image 11.2 Northwest Boulevard current considerations, courtesy of Megan Kennedy



Image 11.3 Maple/Ash current considerations, courtesy of Megan Kennedy

## PEDESTRIAN SAFETY

Pedestrian safety was identified as the neighborhood's top priority. There are many pedestrian safety concerns such as dangerous crossings, inadequate sidewalks, and accident events in the Emerson-Garfield Neighborhood. Monroe Street, Indiana Avenue, and Northwest Boulevard have been identified as high-volume traffic streets that lack pedestrian-friendly elements. Workshop participants identified potential solutions to this issue including:

- Traffic-calming measures (e.g., roundabouts)
- Increased lighting
- Additional crosswalks denoted by color or paving
- Implementation of ADA ramps
- Flashing lights at crosswalks
- Complete sidewalks
- Additional signage
- Potential boulevard improvements on N. Monroe

Improving the convenience and safety of walking and biking will not only help in the pursuit of sustainable alternatives to driving, it will greatly increase economic viability for businesses on these streets. In addition, it will unite the neighborhood through more equitable access, opening up use of its shared parks and community resources. In short, increased pedestrian safety will make the Emerson-Garfield Neighborhood an even better place to live and work.

Several traffic-calming opportunities have been identified by the neighborhood as potential action items to address pedestrian safety:

- Bump-outs
- Boulevards
- Lighted crosswalks
- Sidewalk buffer zones

### PEDESTRIAN SAFETY GOALS:

*Goal One:* Improve lighting, signs, sidewalks, and crosswalks to make biking and walking safer at all hours.

- a. Identify highest priority areas for crosswalks
- b. Identify highest priority areas for lighting improvements

# PEDESTRIAN SAFETY



Image 12.1 Hamilton Street safe crossing, courtesy of Megan Kennedy

- c. Identify highest priority areas for improved signage

*Goal Two:* Educate the public on pedestrian behavior and safety.

- a. Determine outreach resources; potentially partner with the police department, fire department, schools, churches, and community centers
- b. Guidance on where to cross and what to wear

*Goal Three:* Create a contiguous sidewalk network by identifying first- and second-priority streets for sidewalk installation or repair; identify a safe walking route through the neighborhood.

- a. Pursue possible options for Safe Routes to School (SRTS)
- b. Identify highest-priority locations for completing sidewalks by considering bus stops, schools, and community services
- c. Preliminary potential crosswalk locations include:
  - Monroe at Dalton
  - Monroe at Fairview
  - Monroe at Grace
  - Northwest Boulevard at Adams



# PEDESTRIAN SAFETY

- Northwest Boulevard at Elm
- Maple/Ash at Cleveland
- Maple/Ash at York

*Goal Four:* Work with the City of Spokane and Spokane Transit Authority (STA) to establish accessible sidewalks, bus stops, and street crossings.

- Strategically pursue STA's Disadvantaged Business Enterprise Program
- Bring specific areas of improvement to STA's awareness

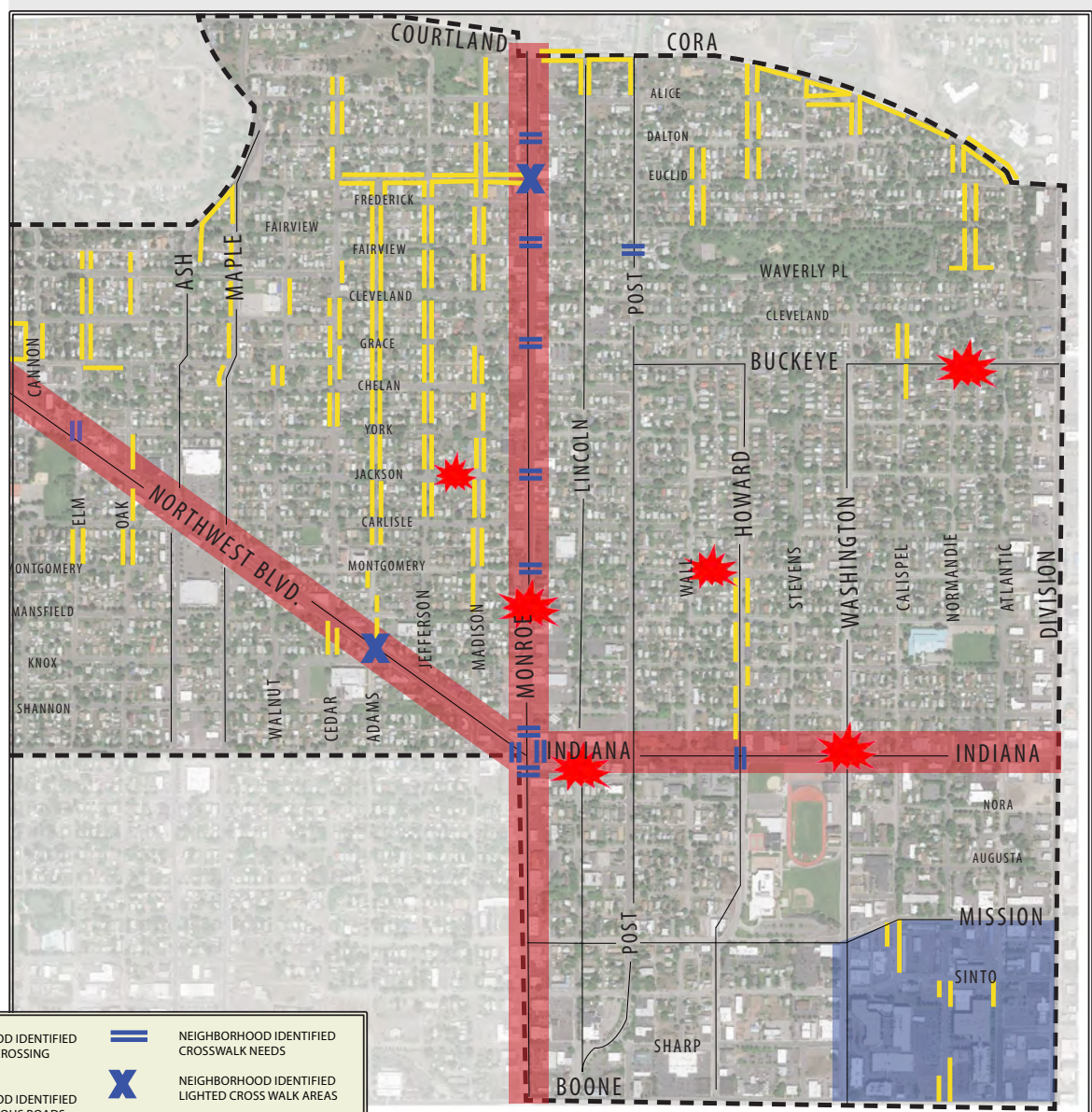


Figure 13.1 Emerson-Garfield Neighborhood Map: pedestrian safety - Workshops 2013, courtesy of AHBL

# NEIGHBORHOOD PRIORITIES



Image 14.1 Street trees, Source: [blog.sevenponds.com](http://blog.sevenponds.com)



Image 14.2 Historic Lighting in Corbin Park, Courtesy of Jay Cousins



Image 14.3 Gateway Concept, Source: [www.cleveland.com](http://www.cleveland.com)

## NEIGHBORHOOD BEAUTIFICATION

The Emerson-Garfield neighborhood has many attractive and welcoming assets such as its parks, quaint residential streets, schools, churches and historic properties. To recognize and augment these assets, beautification has been identified as a top priority for neighborhood improvements. The neighborhood envisions a place where streets are lined with trees and are well lit, they are enriched with art and banners, the business storefronts are cared for, and a clear neighborhood identity is formed. Communities that implement beautification strategies increase their property values, attract businesses, and establish a positive image and reputation.

### PRIORITY LOCATIONS OVERVIEW:

Several arterial corridors have been identified through public participation throughout the planning process as potential opportunities for neighborhood beautification:

- Monroe Street
- Northwest Boulevard
- Indiana Street
- Post Street

### NEIGHBORHOOD BEAUTIFICATION GOALS:

*Goal One:* Enhance the appearance of Emerson-Garfield through functional and aesthetic improvements such as street trees, planters, and historically themed streetlights.

- a. Hold “tree workshops” to educate and encourage residents about planting and caring for trees; invite knowledgeable individuals to assist
- b. Involve and establish a collaborative relationship with the North Monroe Business Association, working together to create a thriving and beautiful Monroe Street corridor
- c. Preserve and enhance historic buildings
- d. Encourage the integration of public art such as murals, sculptures, and urban furniture
- e. Explore partnering with businesses to establish sidewalk planters and improve curb appeal



# NEIGHBORHOOD BEAUTIFICATION

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*Goal Two:* Pursue potential funding opportunities for enhancing the neighborhood's appearance.

- a. Pursue neighborhood improvement grants to add defining art and entrance features at neighborhood gateways, or a City construction project that highlights the neighborhood's image
- b. Establish a Local Improvement District (LID) with the City of Spokane where necessary
- c. Contact the Washington State Department of Natural Resources regarding the Urban Forestry program for potential grant funding
- d. Explore a partnership with the City of Spokane and the Washington State Department of Ecology (Green Infrastructure Program) for grant funding to enhance the neighborhood entrance at Monroe and Cora (see Figure 16.1, Gateway concept, page 16)

*Goal Three:* Establish a clear entry and cohesive identity within the Emerson-Garfield Neighborhood.

- a. Gateway opportunities as identified by the neighborhood include the northern entrance on Monroe and Cora as well as the southern entrance to the neighborhood at Monroe and Indiana
- b. Integration of themed banners, signage and furnishings add a cohesive neighborhood design to create a unified identity throughout the community
- c. Utilize design standards where applicable
- d. Collaborate with adjacent neighborhoods such as North Hill, West Central, Logan, Northwest, and Riverside on projects that touch both neighborhoods

*Goal Four:* Improve neighborhood cleanliness and maintenance.

- a. Remove graffiti and repair vandalism
- b. Improve trash and recycling resources by making them accessible and easy to use
- c. Utilize code enforcement
- d. Partner with the wider neighborhood to expand the scope of the annual Spring Cleanup event



# NEIGHBORHOOD BEAUTIFICATION



Figure 16.1 Cora & Monroe gateway plan, courtesy of AHBL

# NEIGHBORHOOD PRIORITIES



Image 17.1 Boulevard Building (formerly Stewart's Hardware), courtesy of Jay Cousins



Image 17.2 Emerson-Garfield restaurants, courtesy of Jay Cousins

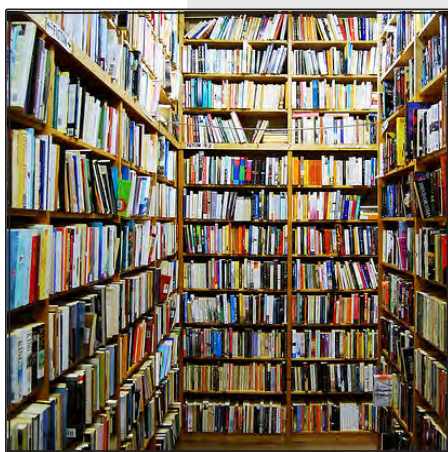


Image 17.3 Bookstore, Source: [www.full-stop.net](http://www.full-stop.net)

## BUSINESS DIVERSITY

The vitality of existing local businesses is of fundamental concern to the neighborhood. Although the neighborhood currently boasts several healthy and thriving businesses, there are some properties that have remained vacant for several years. Neighborhood residents clearly want to engage with the local businesses to assist and strengthen their presence. Residents have also expressed a desire to see an increased variety of neighborhood businesses. Restaurants, bookstores, coffee shops, and antique stores are of particular interest.

There are proven planning models available to assist in strengthening local businesses. One example is the Main Street program. This program was originally designed to help historic business districts achieve revitalization and a healthy shopping environment. The Main Street concepts are applicable to any business or shopping district; however, you do not have to be a participant to benefit from the Main Street experience. These concepts are outlined in the discussion that follows.

Four major concepts characterize the Main Street program. These concepts include organization, promotion, design, and economic restructuring.

### *Goal One: Organization*

This goal is to achieve cooperation and establish consensus by building partnerships between neighborhood groups and local businesses. When everyone is working toward the same goal, the business district can be strengthened through effective management and advocacy. A good model is to establish a governing board of directors and standing committees to address specific issues affecting businesses.

### *Goal Two: Promotion*

Promotion can take many forms, but the goal is to create a positive image to ignite community pride and improve consumer and investor confidence in the business districts. A unified approach to advertising, retail promotions, special events, and marketing campaigns will help strengthen the business districts and the image of the businesses in the eyes of the neighborhood and wider community. When a neighborhood corridor or block views itself as a Business District, it can combine forces to strengthen promotion and advertising dollars.

# BUSINESS DIVERSITY

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## *Goal Three: Design*

Design involves getting business districts into peak physical shape and creating a safe, inviting environment for shoppers. This includes potential improvements like sidewalks, crosswalks, street trees, planters, and street infrastructure. Lighting and signage are also important. The concepts presented for Monroe Street exemplify the types of improvements that can be achieved through good design.

## *Goal Four: Economic Restructuring*

Economic restructuring involves an examination of the variety of businesses in the neighborhood. The goal is to retain and expand successful businesses to provide a balanced commercial mix. This approach will sharpen the competitiveness and merchandising skills of business owners and attract new businesses and investors to the neighborhood. Also, converting vacant or underutilized commercial properties in the neighborhood will strengthen the tax base.

### **PRIORITY LOCATIONS OVERVIEW:**

Several potential locations to improve business diversity have been identified by means of public participation throughout the planning process.

- Monroe Street
- Northwest Boulevard
- Indiana Street
- Post Street

### **BUSINESS DIVERSITY ACTIONS:**

First, begin building support for business revitalization in the neighborhood by soliciting community input and engagement toward a revitalization effort. This effort can be achieved by the following actions:

- *Action One:* Identify and form an active group of stakeholders
- *Action Two:* Identify and examine the strengths and weaknesses of the neighborhood business districts
- *Action Three:* Build broad-based local interest and support for revitalization
- *Action Four:* Identify other successful business district revitalization efforts in the community and network with them
- *Action Five:* Identify a leadership group for the business district organization
- *Action Six:* Begin a regular schedule of organizational meetings to identify priorities and action steps

Source: The recommendations in this neighborhood priority were adapted from Main Street: National Trust for Historic Preservation: [www.preservationnation.org](http://www.preservationnation.org)



# NEIGHBORHOOD PRIORITIES

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## COMMUNITY RESOURCES

Currently, the neighborhood contains a number of helpful community resources. However, Emerson-Garfield residents indicated that there is a need to streamline existing resources and make certain types of resources more readily accessible. Desired community resource improvements, as identified by residents during the two workshops, include more green spaces, a diverse community center, educational material on tenant and landlord laws, health and senior services, as well as youth activities (both organizational and infrastructural). Community resources offer positive outlets for residents, including youth, and promote self-sufficiency through education. Some of Emerson-Garfield's existing and successful community resources include Corbin Senior Activity Center, a variety of churches and schools, and Emerson and Corbin Parks. Many residents also make use of the West Central Community Center.

### PRIORITY LOCATIONS OVERVIEW:

Several sites have been identified as potential opportunities for community resource development by means of public participation throughout the planning process.

- Vacant lot located at Monroe and Cora cross streets could become a green space, permaculture installation, or a bio-swale for stormwater.
- City Maintenance Yard property located on Mission and Atlantic has the potential to become a community center, outdoor adventure park, rentable garage space, or public green space.
- Boulevard Building at the intersection of Northwest Boulevard and Monroe is a gateway building and has the potential to become a more prominent mixed-use building and help define the neighborhood identity
- The vacant Albertson's building on Northwest Boulevard could be used as a community center and/or a skate park or as a new police precinct
- Carnegie Library

### COMMUNITY RESOURCE GOALS:

*Goal One:* Turn open and unused spaces into attractive green spaces and permaculture sites.

- a. Properties identified for improvement: Gateway property at Monroe and Cora, Maple/Ash near Cora, hillside south of Courtland (or north of Alice and west of Jefferson), and City Maintenance Yard at Mission and Atlantic
- b. Continue to maintain and improve Corbin and Emerson Parks with diverse and native plants
- c. City properties that remain unused should be addressed by the neighborhood for beautification efforts (see Beautification section, p.14)

# COMMUNITY RESOURCES

*Goal Two:* Work to create a resource/community center within Emerson-Garfield and enhance additional resource outlets.

- a. Properties identified for potential community center site: Former Albertson's building on Northwest Blvd, the City maintenance yard on Mission/Atlantic, and Carnegie Library (Historic Property, c. 1914) on Monroe
- b. Additional resources desired: Health education, youth activities, landowner/tenant resources, senior services, job skills education, and recreation opportunities
- c. Strengthen relationships with West Central Community Center, Corbin Senior Activity Center, nonprofit organizations, and schools
- d. Investigate partnership with Logan Neighborhood on the development of new dedicated community center
- e. Nurture partnerships with charitable and faith-based community service providers such as Christ Clinic, Christ Our Hope Bible Church, Knox Presbyterian, and other organizations in the neighborhood
- f. Support a possible police precinct in the neighborhood

*Goal Three:* Pursue partnerships to develop youth activities and services within the neighborhood.

- a. Properties identified for potential youth activities: Outdoor adventure park at the City maintenance yard, skate park with green space at former Albertson's
- b. Ideas for activity infrastructure additions: splash pad, climbing wall, Skate Park, outdoor adventure park.
- c. Seek to engage youth through activities and recreation opportunities (see Neighborhood Life section, p.23). The development of a dedicated community center would make it easier to offer new services to the demographic that is currently under-served within Emerson-Garfield but does run the risk of competing with other centers around Spokane for the limited pool of available funding
- d. Explore the creation and promotion of a scholarship program for neighborhood youth to enroll in existing activities near the neighborhood, such as those organized by the YMCA and Spokane Parks & Recreation



Image 20.1 Monroe and Cora 2013, source: Google Earth



Image 20.2 Community center example, source: [www.westendnh.org](http://www.westendnh.org)



Image 20.3 City maintenance yard, source: Google Earth

# NEIGHBORHOOD PRIORITIES



Image 21.1 Historic bus shelter, courtesy of Jay Cousins



Image 21.2 Bike lane, courtesy of Jay Cousins



Image 21.3 Complete streets example, source: [safety.fhwa.dot.gov](http://safety.fhwa.dot.gov)

## ALTERNATIVE & PUBLIC TRANSPORTATION

Another neighborhood priority includes various improvements to the existing transportation infrastructure, especially in terms of pedestrian, bicycle, and public transit facilities. There is a general perception in the neighborhood that several arterial street crossings are particularly unsafe. This is due in part to the substandard character of sidewalks and crosswalks throughout the neighborhood. Along N. Monroe, for example, most intersections have substandard ADA ramp features.

### PRIORITY LOCATIONS OVERVIEW:

Through the public workshops the neighborhood identified specific areas that are most in need of transportation updates and attention. These streets and arterials include:

- Monroe Street corridor
- Post Street
- Indiana
- Northwest Boulevard
- Howard
- Maple/Ash

### TRANSPORTATION GOALS:

The realization of this overarching goal involves installing sidewalks where they do not exist, upgrading below-standard sidewalks, providing crosswalks at critical intersections, and enhancing bicycle and bus transit facilities.

*Goal One:* Improve neighborhood connectivity through repair and installation of sidewalks and crosswalks where needed.

*Goal Two:* Improve bus transit facilities on various routes in the neighborhood.

*Goal Three:* Identify opportunities to enhance bicycle routes and connections to and within the neighborhood.

- a. Examine a new bicycle route north/south on Madison and bicycle route connections between Division and Corbin Park
- b. Enhance rider safety throughout Emerson-Garfield



# ALTERNATIVE & PUBLIC TRANSPORTATION

*Goal Four:* Strive to achieve “complete street” improvements along critical arterial corridors. Monroe, Indiana, Northwest Boulevard, and Maple/Ash are priorities.

*Goal Five:* Work with Spokane Transit Authority (STA) to identify public transit improvement opportunities.

- Action items would include the construction of bus shelters and other amenities along important routes.
- Increase the examination of high-performance transit opportunities and alternatives along the Monroe Street corridor

**“Complete streets”** are those which are designed for everyone to use safely whether traveling by car, foot, bicycle, bus, or train. Complete streets enhance a community through safe crossing/transportation to walkable amenities.

Source: <http://www.smartgrowthamerica.org/complete-streets/complete-streets-fundamentals>

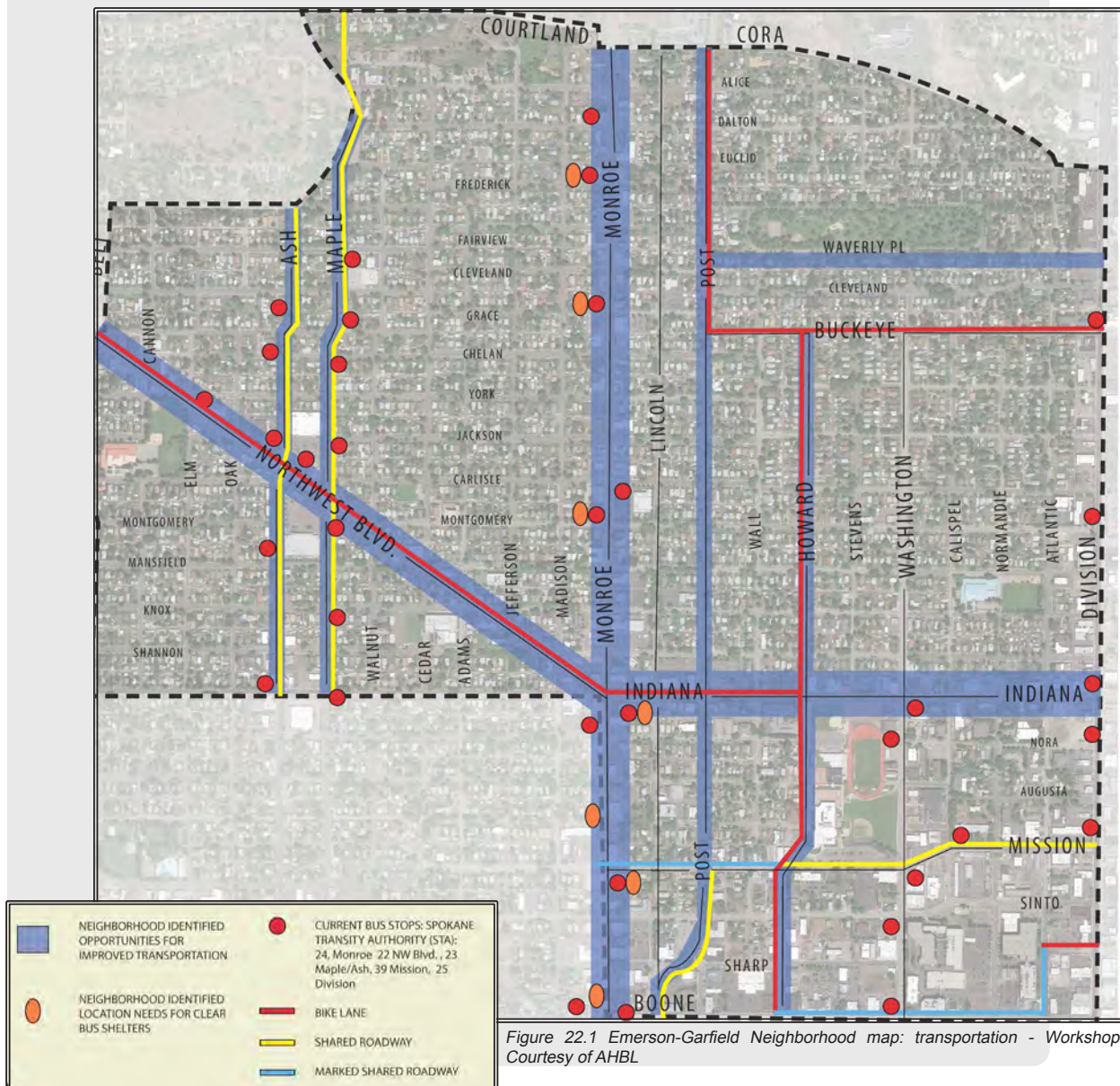


Figure 22.1 Emerson-Garfield Neighborhood map: transportation - Workshops 2013, Courtesy of AHBL

# NEIGHBORHOOD PRIORITIES

## NEIGHBORHOOD LIFE

The residents of Emerson-Garfield actively work together to plan and promote events in an effort to unite and entertain the neighborhood. In 2013, the Emerson-Garfield Neighborhood Council (EGNC) launched its Farmers' Market at Knox Presbyterian Church. Additionally, the neighborhood holds annual events and ongoing activities such as Spring Cleanup, a Concerts in the Park series, potlucks, and community gardens. Although there are currently many ongoing and one-time events, the neighborhood has identified additional opportunities to better serve the community. Some of these gatherings and events include block parties, art fairs, and Block Watch programs. Neighborhood events foster a friendly neighborhood atmosphere, safe areas, a mood of excitement and activity, and they also serve as outreach platforms for better neighborhood communication.



Image 23.1 Garland Street Fair, source: [www.examiner.com](http://www.examiner.com)



Image 23.2 Block party and street fair, source: [www.fayettevilleflyer.com](http://www.fayettevilleflyer.com)

### A how-to block party guide:

1. Reach out to neighbors through traditional methods as well as social media channels.
2. Pick an applicable date after soliciting input from residents, business owners and community leaders. Or consider holding the party during an established event like the National Night Out (NNO), an initiative of the National Association of Town Watch (NATW), which is a national nonprofit organization that promotes crime prevention programs in neighborhoods and communities.
3. Choose a location for the block party, such as a street, yard, or parking lot.
4. Obtain the necessary permits.
  - a. City of Spokane: Block Party Permit Application
    - i. <http://www.spokaneengineering.org/wp-content/uploads/2010/08/Block-Party-Application-7-10.pdf>
    - ii. Permit cost is \$35.00
    - iii. The City will not provide barricades or signage.
  - b. Research and select a local barricade company to rent Type I barricades to be placed at the end of each street.
    - i. <http://www.nationalbarricadeandesign.com/products/barricades/>
  - c. Apply for a special event noise permit at least 30 days before the event. There is a non-refundable \$50.00 application fee.
5. Involve neighbors in bringing or organizing refreshments.



# NEIGHBORHOOD LIFE

## PRIORITY LOCATIONS OVERVIEW:

Multiple locations were identified as being suitable for events.

- The Monroe Street corridor could be utilized for street fairs, First Friday events, and art walks
- Emerson and Corbin Parks are ideal for a range of activities and events such as potlucks, regular playgroups, concerts, and much more
- Community-oriented sites such as churches, schools, and senior centers could serve as potential partners in events and activities

## NEIGHBORHOOD LIFE:

*Goal One:* Continue to sustain and improve existing leisure activities and events such as Concerts in the Park, community gardens, Spring Cleanup, and the Emerson-Garfield Farmers' Market.

- a. Make optimal use of promotion and advertising
- b. Expand current neighborhood events to better involve and invite non-residents to experience what Emerson-Garfield has to offer

*Goal Two:* Initiate a Neighborhood Watch program.

*Goal Three:* Hold a large festival or street fair that will entice visitors to the Emerson-Garfield Neighborhood.

*Goal Four:* Form a subcommittee of the Emerson-Garfield Neighborhood Council (EGNC) to identify and promote programs and volunteer opportunities in the neighborhood.

*Goal Five:* Explore the possibility of publishing a resource directory of neighborhood residents who have skills in areas such as teaching, construction, design, and gardening as well as other services that can either be shared or bartered with the entire neighborhood.

*Goal Six:* Continue to invest in outreach through social media such as Facebook, blogs, Twitter, and e-newsletters as well as external committees like Building Stronger Neighborhoods.



Image 24.1 Emerson-Garfield Farmers' Market 2013, courtesy of the Emerson-Garfield Neighborhood



Image 24.2 Emerson Community Garden, courtesy of the Emerson-Garfield Neighborhood



Image 24.3 Emerson-Garfield Spring Cleanup 2013, courtesy of the Emerson-Garfield Neighborhood



# MONROE STREET CORRIDOR

## REVITALIZED MONROE STREET CONCEPT



Image 25.1 Potential lighting features for Monroe Street, courtesy of AHBL



Image 25.2 Enhanced crossing conditions, courtesy of AHBL



Image 25.3 Entrance to Emerson-Garfield, courtesy of AHBL

When one thinks of Emerson-Garfield, one naturally tends to think of North Monroe. Its importance to the neighborhood is illustrated by how thoroughly this street embodies the individual priority issues that are presented as sections in this action plan.

These top neighborhood priorities — namely, business diversity, pedestrian safety, beautification, public transportation, community resources, and neighborhood life — are all reflected in this central arterial that bisects the Emerson-Garfield Neighborhood. The following discusses current conditions on Monroe Street and highlights potential future improvements that could speak to the neighborhood's vision and priorities.

Monroe Street is often thought of as the commercial hub of the neighborhood. The district includes a mix of restaurants, coffee shops, and many eclectic, independently owned retail establishments. It is also the location for several neighborhood services important to the neighborhood's diverse population.

Monroe is also a vital multi-modal, north-south transportation link to and from the Emerson-Garfield Neighborhood as well as through the City of Spokane. The street carries roughly 19,300 vehicles per day. It is also one of the most important public transit routes and likewise boasts one of the highest bus riderships in the city. However, on the basis of the feedback acquired during planning workshops, it is clear that residents perceive Monroe as unsafe for pedestrians. Fatal pedestrian-vehicle accidents have added to this perception.

As a result, in 2013 the City Council directed the City's Street Department to examine accident data and traffic volumes for North Monroe. The study examined the nature of traffic accidents as well as the time of year and day such accidents had occurred. Surprisingly, the preliminary data indicated that Monroe is actually one of the safer arterial streets in Spokane. Most of the vehicular/pedestrian accidents were the result of pedestrian behavior, including jaywalking or pedestrian inattentiveness. Many accidents did occur during dusk hours, which suggests poor lighting as a potential issue.

With this in mind, a number of potential improvements to Monroe Street in particular would address some neighborhood priorities in a significant and substantial way.

# MONROE STREET

Figure 26.1 Monroe Street from Indiana to Cora, potential 3-lane alternative, courtesy of AHB



## **Pedestrian Safety:**

Pedestrian safety can be enhanced through a range of improvements: designated and signed crosswalks, new intersection and sidewalk LED street lighting, more spacious on-street parking, wider sidewalks and ADA-compliant ramps; curb bump-outs; landscape plantings and street trees; and boulevard plantings at select locations to provide pedestrian safe zones. See Figures 26.1 (above) & 28.1 (p. 28).

## **Beautification:**

The beauty of the street can be significantly augmented by landscaping, street trees, boulevard plantings, gateway signage, lighting, and urban furnishings. Between Indiana and Cora it might be possible to reduce the roadway to a three-lane configuration, accentuating the inherent beauty of the street in a functional, pedestrian-oriented way.

## **Public Transportation:**

As one of the highest bus-ridership corridors, improvements to key bus shelter and crosswalk locations should be coordinated. Shelters should also reflect the historic character of the neighborhood similar to those in Browne's Addition.



# MONROE STREET

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## **Business Diversity:**

The Business Diversity section discusses several steps toward encouraging a healthy and vibrant business environment. Residents expressed a desire for more shopping, restaurants, coffee houses, vintage shops, and bookstores. There is also a strong desire for residential over commercial building configurations, which is allowed under current zoning and could be further enhanced through creative form-based zoning regulations.

## **Community Resources:**

Many community resources currently exist along the corridor that provide essential services to the neighborhood's residents. These resources should be supported and communication with providers strengthened. It is important to balance community service providers along the corridor with a strong mix of healthy businesses.

## **Neighborhood Life:**

Neighborhood Life priorities ought to address the process of enhancing connections to and among residents and businesses through a variety of activities and events. A healthy and diverse Monroe business corridor will create opportunities for special events, outreach, and collaboration.

## **Future Action Steps:**

It is important to remember that any improvements along arterial streets such as Monroe may require further traffic impact studies. Improvements that result in diverting traffic to other streets, new crosswalks, or mid-block pedestrian crossings may all require specific studies. As the neighborhood moves ahead with potential improvements to Monroe, there are several action steps to consider:

- *Action One:* The neighborhood should initiate further participation with local businesses. The purpose of informal meetings would be to continue to gauge interest in improvements along Monroe and the type of improvements they might support. City engineering and planning staff should be included in this outreach effort.
- *Action Two:* Identify the project costs of such improvements and how the cost will be covered. The city has recently implemented an integrated approach to street and utility improvements. This approach will result in substantial cost savings for roadway and infrastructure construction.
- *Action Three:* Identify potential funding sources, which may include but are not limited to the STA, the State Department of Ecology (via Green Infrastructure), Tax Increment Financing (TIF), and the formation of Local Improvement Districts (LID) or Business Parking Improvement Areas (BPIA). Other potential sources of funding include the Safe Routes to Schools Program (SRTS) and the City's Photo Red funding. Community Development Block Grant (CDBG) funding may or may not be available for certain future improvements. The neighborhood should monitor potential CDBG funding for improvements as guidelines for eligibility are changing.



# MONROE STREET



Figure 28.1 Monroe Street, potential three-lane alternative plan, courtesy of AHBL

# CONCLUSION

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This neighborhood action plan provides a foundation of strategies and vision that can help guide Emerson-Garfield Neighborhood into the future. As the neighborhood works toward realizing the goals contained herein, its success in this endeavor will rest on the precise steps it decides to take.

The neighborhood priorities as identified in the plan — that is to say, pedestrian safety, neighborhood beautification, business diversity and occupancy, community resources, alternative and public transportation, and neighborhood life — outline and describe the issues, opportunities, and subsequent goals and actions. These priorities along with a dedicated section on Monroe Street define the current concerns and long-term ambitions of the Emerson-Garfield Neighborhood.

The Emerson-Garfield Neighborhood Council (EGNC) has facilitated the neighborhood's planning effort thus far, and it will now focus on the implementation and regular evaluation of the plan's goals while celebrating the successes along the way. Therefore the EGNC will continue to meet regularly to pursue action items the community wishes to undertake. Collaboration between the neighborhood council, residents, business and property owners, stakeholders, and the City of Spokane will be crucial in determining the future of the neighborhood.

## EMERSON-GARFIELD VISION STATEMENT

"Emerson-Garfield strives to be a diverse and vibrant neighborhood actively supporting a thriving business district, strong residential areas, beautiful parks, walkable amenities, and a unique historic character."



*Image 29.1 Emerson-Garfield Neighborhood Planning Committee, September 2013, courtesy of Megan Kennedy*

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