



# **Neighborhood Planning in Spokane: Then and Now**

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**City of Spokane Planning Services Department**

# A Planning Department Perspective

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- From a City Planner's viewpoint
- Neighborhoods may have a different perspective
- Neighborhood planning can be political and controversial
- Neighborhood planning is resource intensive

# A Bumpy, Off and On Road

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- At it since the late 70's
- Off and on since then
- No dedicated funding source
- Mixed results

# What is Neighborhood Planning, Anyway?

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- Growth Management Act = Sub Area Planning
- Some Planners Say = Center & Corridor Planning because the Comprehensive Plan is so detailed it covers everything else.
- Others say Neighborhood Planning is needed and is a good neighborhood issue resolution tool.
- Neighborhoods say = policy, regulation, operations, covers entire neighborhood.

# Neighborhood Planning Touches On Many Topics

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- Land Use and Zoning Authority/Regulations
- Neighborhood Boundaries & Organization
- Mayor/Council Elections
- City/County Joint Planning & Annexation
- Infill Development
- Transportation Planning



# Spokane's Neighborhood Planning Stages

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## **1. Leisure Suit 70's**

Late 70s - CDBG Neighborhood Specific and Improvement Plans

## **2. New Century Optimism**

2002 – Post Comprehensive Plan Pilot Projects, Center and Corridor Planning, and Neighborhood-Wide Planning.

## **3. City Council CPR**

2007 – City Council's allocation of \$550k one-time funds.

# Neighborhood Planning Conclusions

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- Funding is/has been limited.
- Must be process/resource creative, ie. Neighborhood Planning Guidebook.
- Neighborhoods must do much of their own work.
- Neighborhood planning can be successful, but it is not a “cure-all.”

# Stage 1

## Leisure Suit 70s





# Community Development Neighborhoods

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- First neighborhood plans in Spokane were for Community Development neighborhoods.
- In 1970s, City established Community Development neighborhoods with steering committees to assist in allocating CDBG funds and implementing projects.
- Most CD neighborhoods were established in the 70s. 14 at one time, now 13.

**City of Spokane  
Community Development Neighborhoods**

Map showing various neighborhoods including: Shawnee, Indian Trail, Nine Mile, Assembly, Decatur, Rowan, Wellesley, Ash, Wall, Central, Nevada, Lidgerwood, Hillyard, North Hill, Garfield, Logan, Chief Garry Park, West Central, Peaceful Valley, Browne's Addition, Latah Creek, Downtown, East Central, Historic Cannon's Addition, Rockwood, Ray, Freya, Hartson, and others.

Major roads shown: 291, 395, 2, 195, 190, 50, 17th, 25th, 37th, 57th, 11th, 15th, 19th, 21st, 23rd, 27th, 29th, 31st, 33rd, 35th, 37th, 39th, 41st, 43rd, 45th, 47th, 49th, 51st, 53rd, 55th, 57th, 59th, 61st, 63rd, 65th, 67th, 69th, 71st, 73rd, 75th, 77th, 79th, 81st, 83rd, 85th, 87th, 89th, 91st, 93rd, 95th, 97th, 99th, 101st, 103rd, 105th, 107th, 109th, 111th, 113th, 115th, 117th, 119th, 121st, 123rd, 125th, 127th, 129th, 131st, 133rd, 135th, 137th, 139th, 141st, 143rd, 145th, 147th, 149th, 151st, 153rd, 155th, 157th, 159th, 161st, 163rd, 165th, 167th, 169th, 171st, 173rd, 175th, 177th, 179th, 181st, 183rd, 185th, 187th, 189th, 191st, 193rd, 195th, 197th, 199th, 201st, 203rd, 205th, 207th, 209th, 211st, 213th, 215th, 217th, 219th, 221st, 223rd, 225th, 227th, 229th, 231st, 233rd, 235th, 237th, 239th, 241st, 243rd, 245th, 247th, 249th, 251st, 253rd, 255th, 257th, 259th, 261st, 263rd, 265th, 267th, 269th, 271st, 273rd, 275th, 277th, 279th, 281st, 283rd, 285th, 287th, 289th, 291st, 293rd, 295th, 297th, 299th, 301st, 303rd, 305th, 307th, 309th, 311st, 313th, 315th, 317th, 319th, 321st, 323rd, 325th, 327th, 329th, 331st, 333rd, 335th, 337th, 339th, 341st, 343rd, 345th, 347th, 349th, 351st, 353rd, 355th, 357th, 359th, 361st, 363rd, 365th, 367th, 369th, 371st, 373rd, 375th, 377th, 379th, 381st, 383rd, 385th, 387th, 389th, 391st, 393rd, 395th, 397th, 399th, 401st, 403rd, 405th, 407th, 409th, 411st, 413th, 415th, 417th, 419th, 421st, 423rd, 425th, 427th, 429th, 431st, 433rd, 435th, 437th, 439th, 441st, 443rd, 445th, 447th, 449th, 451st, 453rd, 455th, 457th, 459th, 461st, 463rd, 465th, 467th, 469th, 471st, 473rd, 475th, 477th, 479th, 481st, 483rd, 485th, 487th, 489th, 491st, 493rd, 495th, 497th, 499th, 501st, 503rd, 505th, 507th, 509th, 511st, 513th, 515th, 517th, 519th, 521st, 523rd, 525th, 527th, 529th, 531st, 533rd, 535th, 537th, 539th, 541st, 543rd, 545th, 547th, 549th, 551st, 553rd, 555th, 557th, 559th, 561st, 563rd, 565th, 567th, 569th, 571st, 573rd, 575th, 577th, 579th, 581st, 583rd, 585th, 587th, 589th, 591st, 593rd, 595th, 597th, 599th, 601st, 603rd, 605th, 607th, 609th, 611st, 613th, 615th, 617th, 619th, 621st, 623rd, 625th, 627th, 629th, 631st, 633rd, 635th, 637th, 639th, 641st, 643rd, 645th, 647th, 649th, 651st, 653rd, 655th, 657th, 659th, 661st, 663rd, 665th, 667th, 669th, 671st, 673rd, 675th, 677th, 679th, 681st, 683rd, 685th, 687th, 689th, 691st, 693rd, 695th, 697th, 699th, 701st, 703rd, 705th, 707th, 709th, 711st, 713th, 715th, 717th, 719th, 721st, 723rd, 725th, 727th, 729th, 731st, 733rd, 735th, 737th, 739th, 741st, 743rd, 745th, 747th, 749th, 751st, 753rd, 755th, 757th, 759th, 761st, 763rd, 765th, 767th, 769th, 771st, 773rd, 775th, 777th, 779th, 781st, 783rd, 785th, 787th, 789th, 791st, 793rd, 795th, 797th, 799th, 801st, 803rd, 805th, 807th, 809th, 811st, 813th, 815th, 817th, 819th, 821st, 823rd, 825th, 827th, 829th, 831st, 833rd, 835th, 837th, 839th, 841st, 843rd, 845th, 847th, 849th, 851st, 853rd, 855th, 857th, 859th, 861st, 863rd, 865th, 867th, 869th, 871st, 873rd, 875th, 877th, 879th, 881st, 883rd, 885th, 887th, 889th, 891st, 893rd, 895th, 897th, 899th, 901st, 903rd, 905th, 907th, 909th, 911st, 913th, 915th, 917th, 919th, 921st, 923rd, 925th, 927th, 929th, 931st, 933rd, 935th, 937th, 939th, 941st, 943rd, 945th, 947th, 949th, 951st, 953rd, 955th, 957th, 959th, 961st, 963rd, 965th, 967th, 969th, 971st, 973rd, 975th, 977th, 979th, 981st, 983rd, 985th, 987th, 989th, 991st, 993rd, 995th, 997th, 999th, 1001st, 1003rd, 1005th, 1007th, 1009th, 1011st, 1013th, 1015th, 1017th, 1019th, 1021st, 1023rd, 1025th, 1027th, 1029th, 1031st, 1033rd, 1035th, 1037th, 1039th, 1041st, 1043rd, 1045th, 1047th, 1049th, 1051st, 1053rd, 1055th, 1057th, 1059th, 1061st, 1063rd, 1065th, 1067th, 1069th, 1071st, 1073rd, 1075th, 1077th, 1079th, 1081st, 1083rd, 1085th, 1087th, 1089th, 1091st, 1093rd, 1095th, 1097th, 1099th, 1101st, 1103rd, 1105th, 1107th, 1109th, 1111st, 1113th, 1115th, 1117th, 1119th, 1121st, 1123rd, 1125th, 1127th, 1129th, 1131st, 1133rd, 1135th, 1137th, 1139th, 1141st, 1143rd, 1145th, 1147th, 1149th, 1151st, 1153rd, 1155th, 1157th, 1159th, 1161st, 1163rd, 1165th, 1167th, 1169th, 1171st, 1173rd, 1175th, 1177th, 1179th, 1181st, 1183rd, 1185th, 1187th, 1189th, 1191st, 1193rd, 1195th, 1197th, 1199th, 1201st, 1203rd, 1205th, 1207th, 1209th, 1211st, 1213th, 1215th, 1217th, 1219th, 1221st, 1223rd, 1225th, 1227th, 1229th, 1231st, 1233rd, 1235th, 1237th, 1239th, 1241st, 1243rd, 1245th, 1247th, 1249th, 1251st, 1253rd, 1255th, 12

**Legend**

City of Spokane  
Streets

Community Development  
Neighborhoods

0 1500 3000 6000 Feet  
1 inch equals 7,000 feet

CityGIS

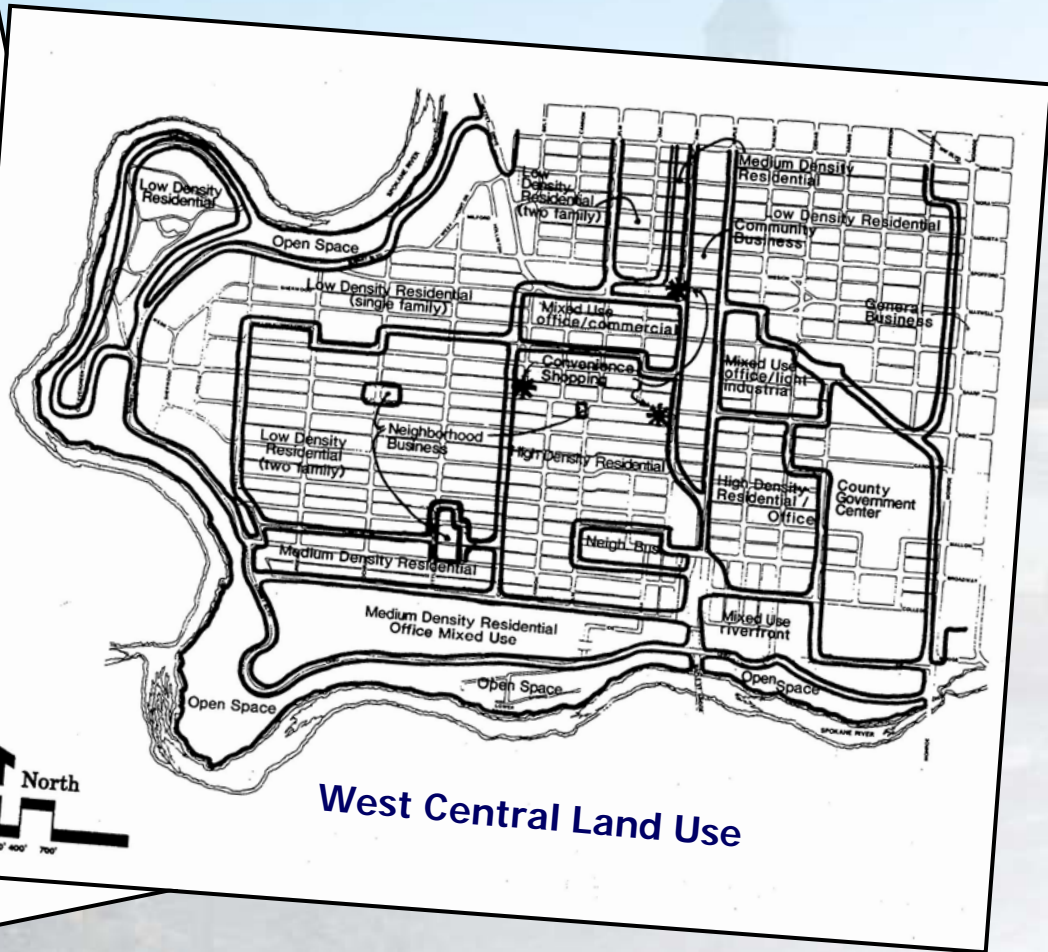
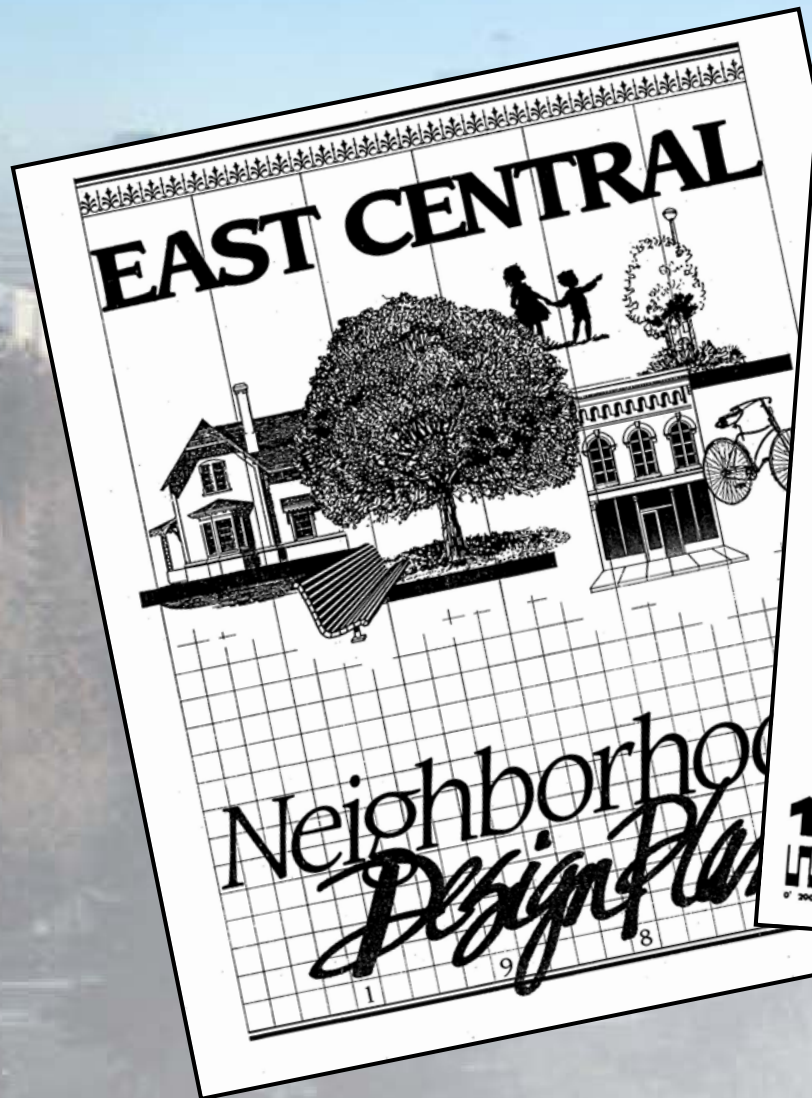
# CD Neighborhood Plans

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- Substantial CD funds available in 70s for capital improvement projects.
- 13 CD neighborhood plans were developed between the early 80s and 90s to plan for the best use of the CD capital improvement monies.
- Included elements such as land use, circulation, open space, design, improvements.
- Each plan was one part of several documents that composed the Comprehensive Plan.

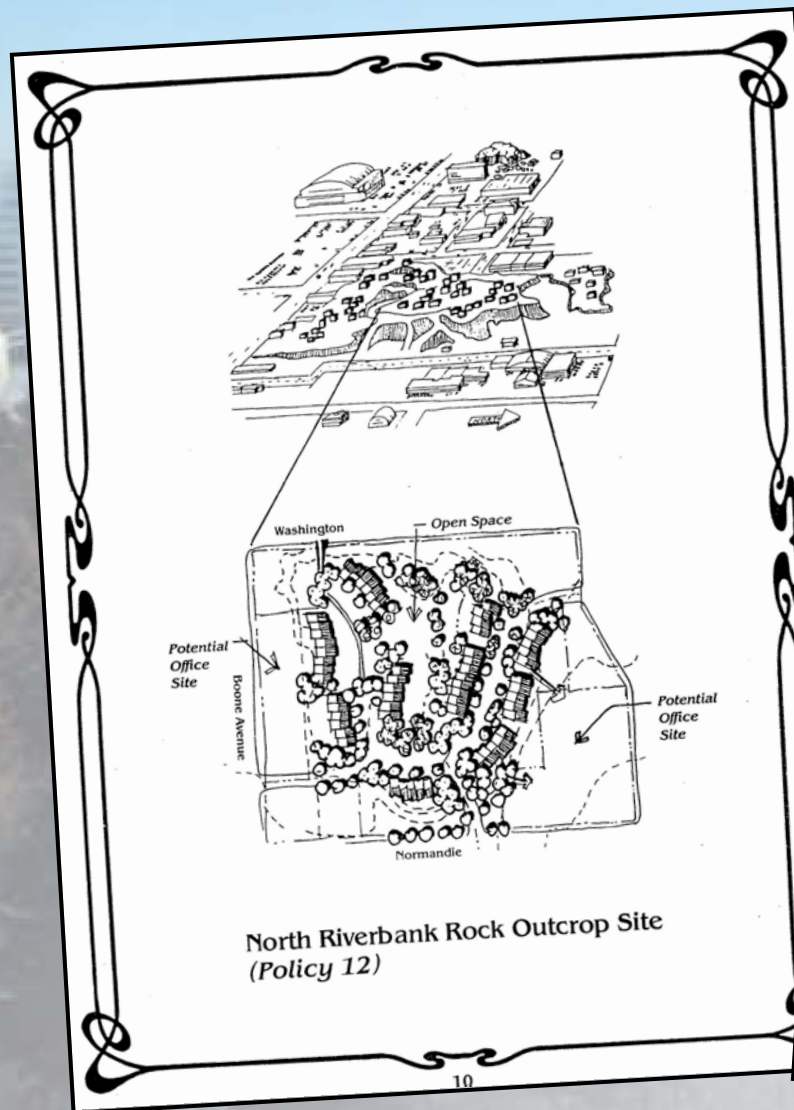






**1986 Plans  
East Central, West Central**





NEIGHBORHOOD IMPROVEMENT PROGRAM							
IMPROVEMENT		1990-1993	1993-1996	1996-2000	ALLOCATED CDBG CC FUNDS	ADDN'L. FUNDING SOURCES	NEIGHBORHOOD BENEFIT
4. New Sidewalks on Cozza Drive	pg. 20		X		\$0.00	GF CDBG PS	Pedestrian safety and convenience and comply with City street design standards
D. PUBLIC TRANSIT PROJECTS							
1. Transit Shelters	pg. 22	X 1st shelter			\$50,000.00 (for 6 shelters)	STA CDBG	Promote Public Transportation and provide rider shelter and convenience
E. COMMUNITY FACILITIES IMPROVEMENTS PROJECTS							
1. Glass Park Improvements	pg. 23	X			\$32,500.00	CDBG IACOR	Increase the recreational opportunities in central area of the neighborhood
2. Byrne Park Improvements	pg. 24	X			\$52,500.00	CDBG IACOR	Increase the recreational opportunities in southern area of the neighborhood
3. Nevada Playfield Lighting	pg. 25		X		\$16,000.00 (for 3 standards)	CDBG IACOR	Meet recreational and safety needs, promote extended park usability
4. Indoor Neighborhood Swimming Pool	pg. 25			X	\$0.00	CDBG PS GF	Increase local neighborhood recreational opportunities
5. Improved School Outdoor Lighting	pg. 26	X			\$0.00	PS	Promote neighborhood evening use of facility and provide light for user safety
6. Septic Tank Elimination	pg. 26	X			\$80,000.00 (for 100% funding)	CDBG PS	Environmental improvement and implement City policy
F. NEIGHBORHOOD DESIGN PROJECTS							
1. Street Tree Replacement On Cozza Drive Median	pg. 27		X		\$0.00	CDBG GF	Maintain and beautify significant northern neighborhood entrance
2. Neighborhood Identification Entry Signs	pg. 28		X		\$5,000.00 (for first sign)	CDBG	Promote neighborhood cohesiveness and sense of identity

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Emerson-Garfield and Nevada-Lidgerwood





**Dutch Jakes Park - West Central**





## **Garland Avenue Streetscape – North Hill**



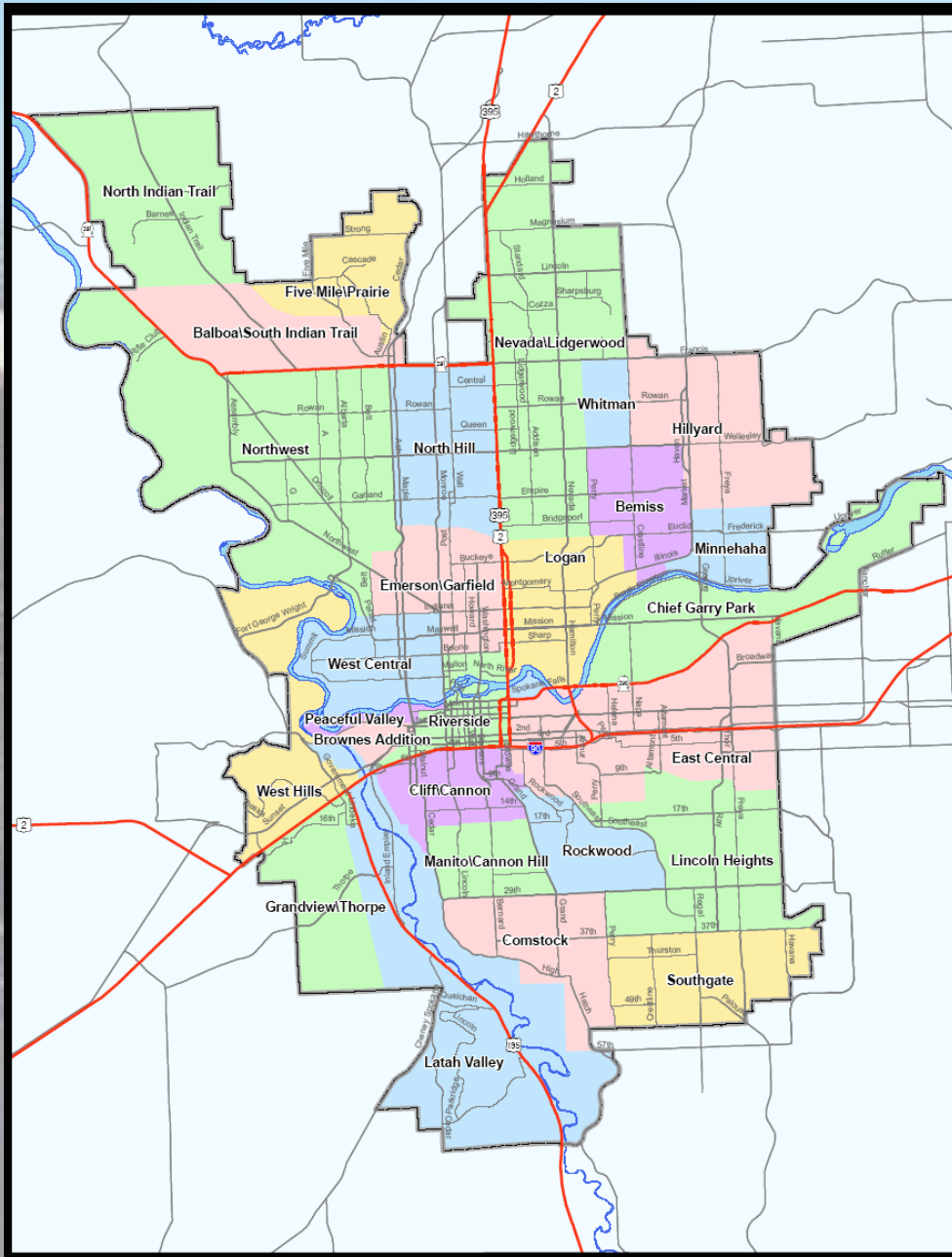
**Ninth and Perry Streetscape – East Central**



# Neighborhood Councils

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- In 1995, City expanded neighborhood representation - established the Neighborhood Council system. Last Council added in 2005.
- Now 27 neighborhood councils.
- Boundaries of each neighborhood were determined by the neighborhood councils.
- Purpose is to have city-wide, equal and inclusive representation of neighborhood interests – to give input to city decision makers.



# City of Spokane Neighborhood Councils

# Community Assembly

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- Coalition of one representative from each of the 27 neighborhood councils.
- Meets once a month to discuss issues of broad interest.
- Office of Neighborhood Services works with the Neighborhood Councils and Community Assembly.
- Authorized by the City Charter



# Stage 2

## New Century Optimism





# Washington State Growth Management Act

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- Passed in 1990 - Spokane County began planning under the Act in 1993.
- Reduce Sprawl
  - Population Allocation
  - Urban Growth Areas
- Early and continuous citizen participation
- Concurrency requirements

# **GMA Comprehensive Plans**

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- GMA requires jurisdictions to develop a new Comprehensive Plan under the GMA process.
- City's long-range, 20-year plan for growth.
- Goals, policies, maps, illustrations, and implementation strategies that state how the city should grow physically, socially, environmentally and economically.
- Overall scheme for city development – the major land uses, transportation systems, parks, recreation, and open spaces, and centers of shopping and employment.

# Comprehensive Plan

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- Ensures that growth will be orderly.
- Foundation for all development regulations and city spending on physical improvements.
- Framework for all other planning activities and documents (including neighborhood planning documents).

# Elements of the Comprehensive Plan

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## GMA Required Elements:

- Land Use
- Transportation
- Capital Facilities
- Utilities
- Housing

## Spokane also included:

- Economic Development
- Urban Design and Historic Preservation
- Natural Environment
- Social Health
- **Neighborhoods**
- Parks, Recreation and Open Spaces
- Leadership, Governance, and Citizenship



# Comprehensive Plan

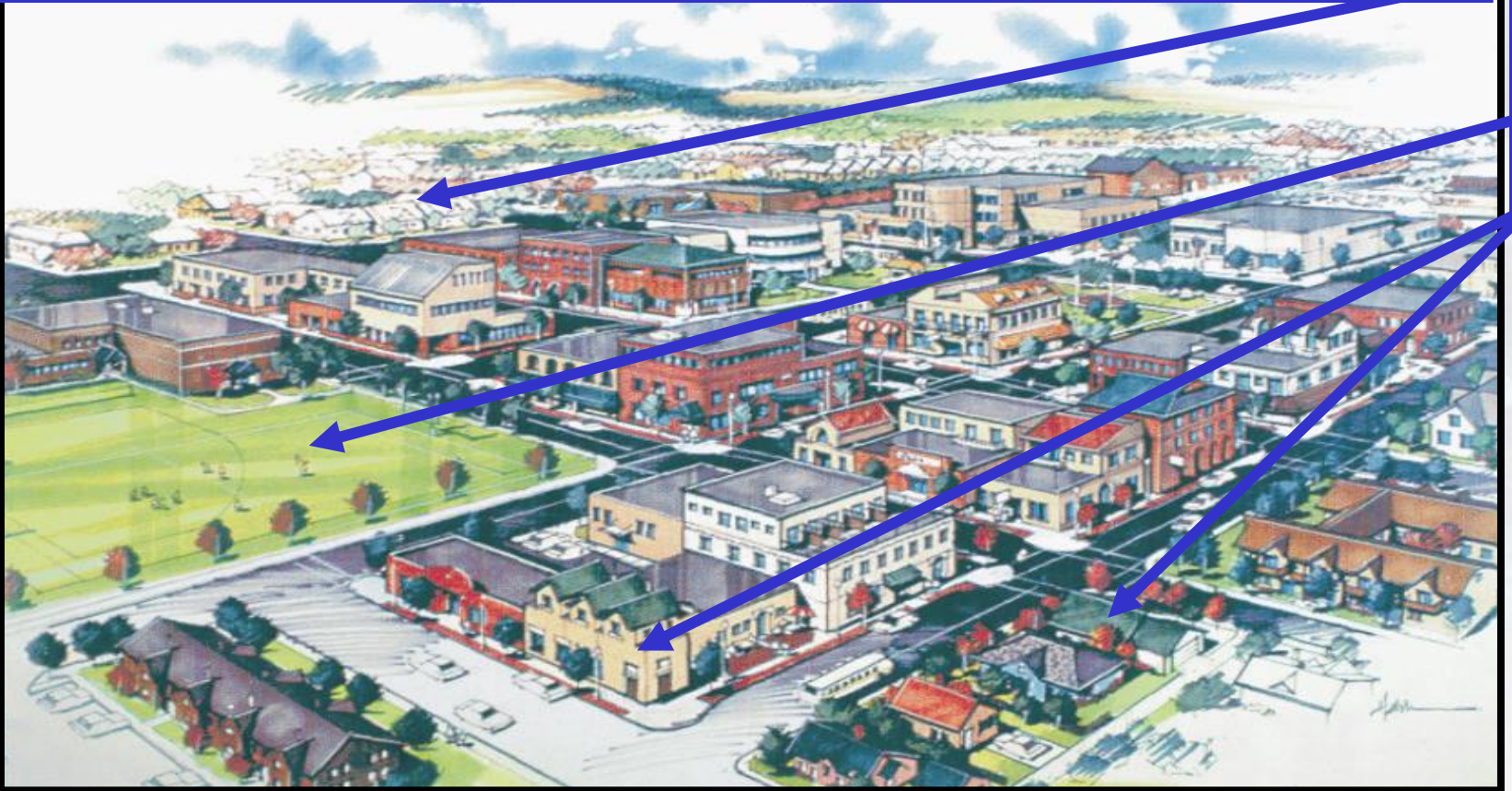
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- Adopted May, 2001 - much more detailed than pre-GMA Comp Plan.
- Designates 20 mixed-use Centers and Corridors.
  - Neighborhood Centers
  - District Centers
  - Employment Centers
  - Corridors
- Old neighborhood plans repealed. Some neighborhood land use incorporated into Plan.

# Mixed-Use Centers & Corridors

School and park provide a focal point for social interaction.

compatible with existing neighborhood character.



# Implementing the Comprehensive Plan

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## Simultaneous Tasks:

- Development Regulations
  - ~ Initial Development Regulations
  - ~ Mixed Use Development Regulations
  - ~ Unified Development Code
- Neighborhood Planning
  - ~ Centers and Corridors Pilot Projects
  - ~ Neighborhood Planning Guidebook
  - ~ Assessments
  - ~ Neighborhood Planning



# Center and Corridor Pilot Projects

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- Fall of 2001 - Plan Commission selected four centers as “test,” or pilot centers.
- Four Pilot Areas:
  - ~ 9th and Perry Neighborhood Center
  - ~ Broadway and Maple Neighborhood Center
  - ~ Holy Family Employment Center
  - ~ North Market Corridor
- Planning began in 2002, lasted a year

# Pilot Planning Process Purpose

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1. Implement Comprehensive Plan – Focus Growth in Centers & Corridors
2. Develop a Center & Corridor Planning Process that could be applied to the other 16 Centers & Corridors
3. Invest and reinvest in neighborhoods – help make Spokane a better place to live, work, and play
4. Process was documented in Guidebook for future center planning

# North Market Corridor Visioning Process





# Broadway and Maple Vision

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- Center of Commerce
- Neighborhood Scale
- Transportation Alternatives
- Housing Variety
- Compatible Design
- More Open Space
- Variety of Activities



# Priority Projects

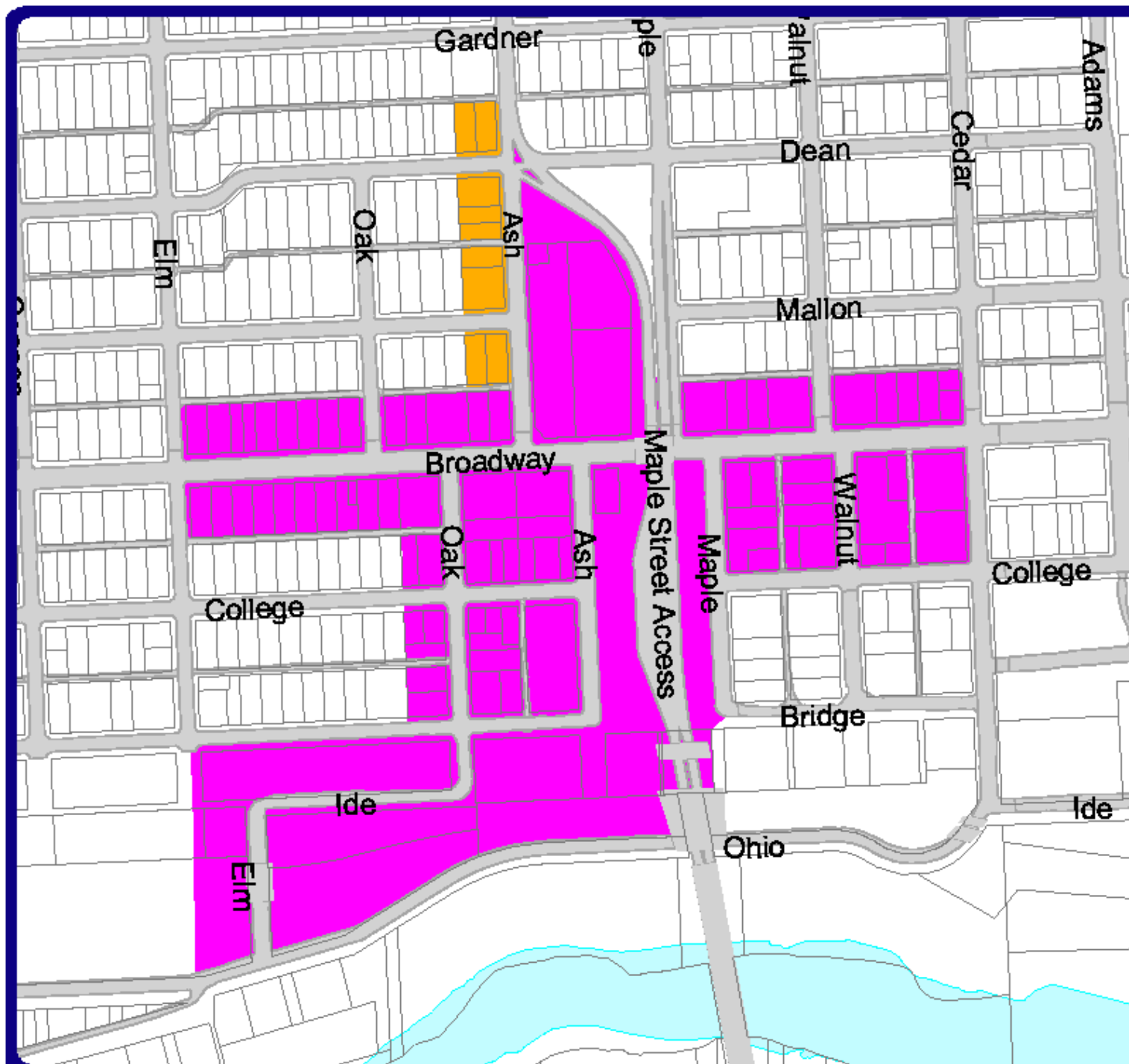
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1. Create Tax Increment Finance District for Center
2. Expand neighborhood retail area of core - recommend land use and zoning changes for center
3. Streetscape Improvements
4. Historic Preservation Program
5. Establish a Funding Committee
6. Develop a Neighborhood Business Incubator and Cooperative
7. Continue to work with key players in planning and development of the center – Metropolitan Mortgage

# Proposed Land Use Plan Map Broadway & Maple

## Legend Proposed Designations

- CC Core
- CC Transition



0 200 400 Feet

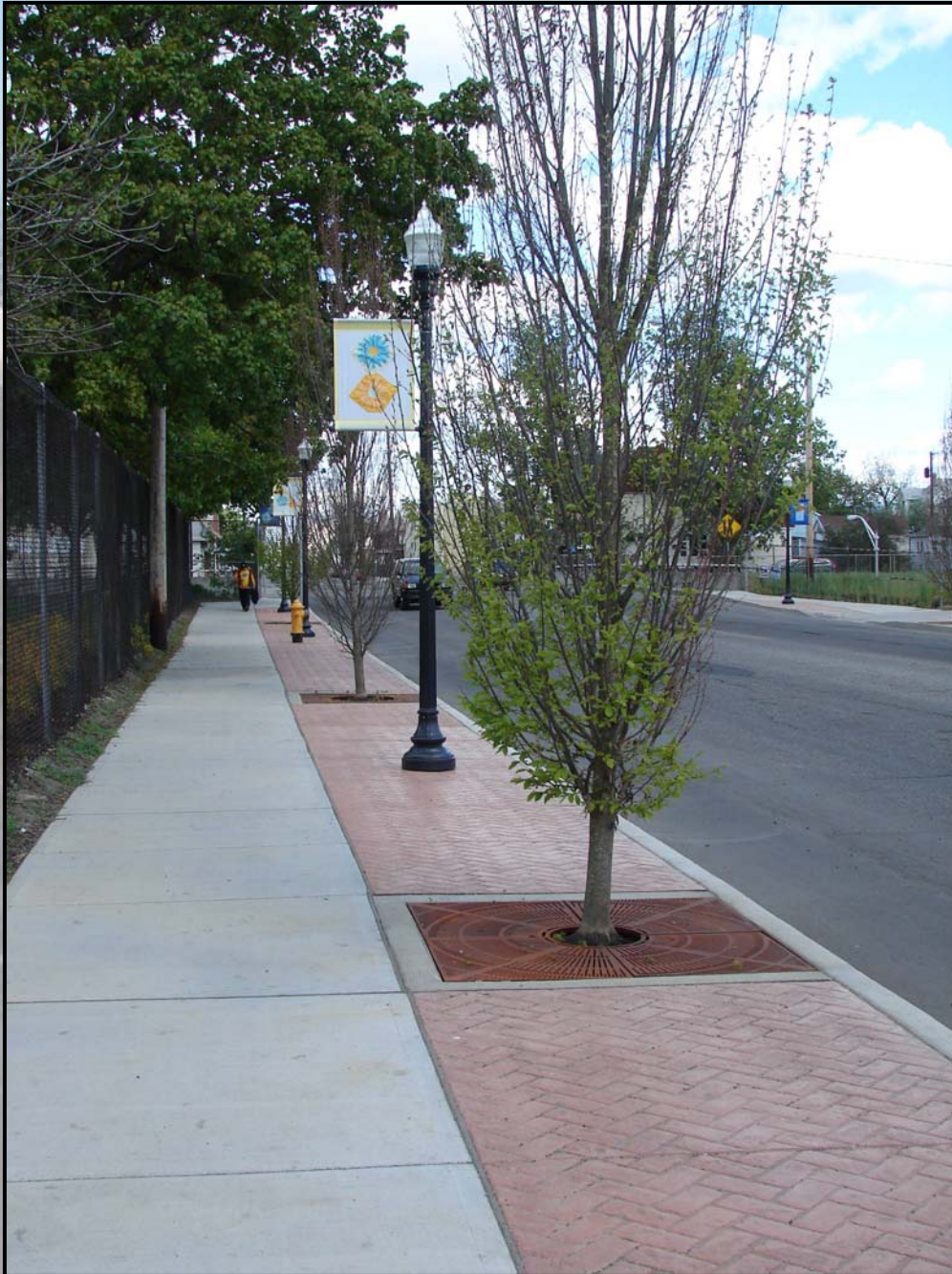


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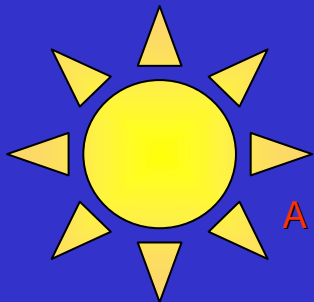


**THIS IS NOT A LEGAL DOCUMENT:**  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, easement lines, streets, etc.





## **West Broadway Streetscape Project**



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A City of Neighborhoods

# Neighborhood Planning Guidebook



# Neighborhood Planning Guidebook

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- Purpose - to guide neighborhoods through the planning process as they develop neighborhood plans or action plans.
- Provides step-by-step information to enable neighborhoods to develop successful plans, through adoption.
- Developed by Guidebook Work Group and staff.







# Neighborhood Planning Guidebook

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- Three tracks as planning option:
  1. Center or corridor planning
  2. Neighborhood planning
  3. Center or corridor and neighborhood planning.





# Neighborhood Planning Guidebook

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- Designed to be used in conjunction with oversight from Planning staff.
- Memorandum of Understanding
- Checklists for tasks completed



# Neighborhood Planning

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1. Training
2. Letters of Intent to Plan
3. Pre-planning Meetings
4. Track Choice
5. Stakeholder Teams
3. Neighborhood Assessments
4. Four planning staff working with a couple of neighborhoods each



# **We've Been POG'D !**

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- In 2003, City engaged in the Priorities of Government process to address funding shortfalls.
- Neighborhood planning program was eliminated in 2004.
- Neighborhoods left with resources had to stop planning or continue on their own.

# Stage 3

## City Council CPR



# New Starts

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- In 2007, City Council allocated \$550,000 for neighborhood planning.
- Funds split 26 ways (one neighborhood opted out of process) = \$21,150 each
- Community Assembly Neighborhood Planning Action Committee (CANPAC) worked for a year on the details.
- CANPAC agreed on an “Abbreviated Planning Process,” at a minimum. Some neighborhoods will plan in more detail.



# Abbreviated Planning Process

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- Neighborhoods identify issues and solutions.
- Presented to the Neighborhood Action Committee (NAC) for possible resolution.
- NAC consists of various City Hall Department representatives, Community Assembly representative, CANPAC rep.
- NAC reports back to neighborhood.

# What's Happening Now

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- Abbreviated planning process adopted by City Council Resolution in 2008.
- Six neighborhoods planning at a time, two from each Council District.
- Neighborhoods can work with staff, consultant, or universities.
- One full-time planner, one part time, one project lead.
- NAC in process of being formed.

# Neighborhood Planning Conclusions

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- Funding is/has been limited.
- Must be process/resource creative, ie. Neighborhood Planning Guidebook.
- Neighborhoods must do much of their own work.
- Neighborhood planning can be successful, but it is not a “cure-all.”



The background is a faded, high-angle photograph of a city. On the left, a large suspension bridge with a tall pylon is visible. To the right, a tall, slender clock tower with a pointed roof stands out. The foreground is filled with dense, dark green trees, and the overall scene is hazy, suggesting a distant or elevated viewpoint.

*Thank You*