

# BDS

## PLANNING & URBAN DESIGN

March 28, 2024

To: Teri Stripes, City of Spokane

From: Brian Douglas Scott & Jacqueline Robinette, BDS Planning

Re: Recommendations for use of ARPA funds in 4 business districts

The City of Spokane asked BDS Planning to make recommendations for use of approximately \$2.5 million in federal ARPA funds in four neighborhood business districts — Garland, Hillyard, North Monroe, and South Perry. The recommendations that follow are based on tours and discussions with stakeholders in the four districts, as well as a review of background information and discussions with city staff. For each district, we had introductory virtual discussions with district leaders that were identified by city staff. These local leaders, in turn, organized tours and stakeholder discussions in the districts, which took place on March 5-8, 2024. BDS also partnered with Welch Comer Engineers & Surveyors to provide high-level cost estimates.

To frame the stakeholder discussions, we asked them to think in terms of \$5-600,000 in funding for capital, maintenance, promotional, and/or local capacity-building expenses that would need to be contracted by December 31, 2024 and fully expended by December 31, 2026.

It's worth noting a few facts for context of these discussions:

- Conversations between the city and these districts about use of the ARPA funds have been ongoing for several years.
- An initial proposal to use the funds to establish assessment districts in each area to fund shared staffing and management activities was not well received by local stakeholders.
- The City of Spokane made substantial streetscape improvements (pedestrian-scale lighting, sidewalks, planters, street furniture, etc.) in Hillyard, North Monroe, and South Perry in the last ten years. Substantial streetscape improvements in Garland were much earlier and less comprehensive.
- Stakeholders in each district cited concerns with deferred maintenance related to street trees, planters, banners, and/or trash cans. As such, discussions in each district included options for potential funding mechanisms for ongoing maintenance.
- Cost estimates are just that – high-level rough estimates based on neighborhood ideas. They are grounded in recent local experiences but not based on specific design.

**EXECUTIVE SUMMARY**

The following are top priorities for use of ARPA funds in each district based on conversations with a handful of community stakeholders and the consultants' experience.

***Garland (\$ 627,000)***

- Year-round lighting for buildings (similar to the holiday lighting installed in 2023)
- Façade improvement grants (1:1 matching fund)
- Comprehensive tree pruning and selective replacement
- Deep cleaning of sidewalks (sweeping & pressure washing)
- Selective sidewalk repair (broken concrete and masonry; tree root mitigation)
- Sidewalk repairs (1:1 matching fund)
- One significant gateway sign on W. Garfield Ave (in the Wall to Howard area)
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations

***Hillyard (\$426,000)***

- 2-3 crosswalks with lighted beacons, crossing Haven or Market
- Litter pick-up and weeding (sidewalks and along the Children of the Sun Trail)
- Snow removal
- Identity signage and/or banners (on existing poles and brackets)
- Coordinator for maintenance services
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations

***North Monroe (\$855,925)***

- Comprehensive tree pruning and selective replacement
- Planter planting, weeding, and watering
- Selective sidewalk repair (broken concrete and masonry; tree root mitigation)
- Manager for maintenance services, and organizing district promotions and advocacy
- Safety presence (security service)
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations

***South Perry (\$322,950)***

- Deep cleaning of sidewalks (sweeping & pressure washing)
- Tree pruning and selective replacement
- Lighting (brighter street an additional streetlights, with particular emphasis on crosswalks)
- Identity signage and/or banners (on existing poles and brackets)
- Selective sidewalk repair (broken concrete and masonry; tree root mitigation)
- Additional trash cans + trash pick-up
- Bike racks
- Americans with Disabilities Act compliant parking
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations

**OPPORTUNITIES FOR DISTRICT INVESTMENT**

**GARLAND (\$627,000)**

The consulting team facilitated a conversation of six business and property owners invested in the improvement of the Garland District. The group reached consensus on the following as areas for APRA investment:

- Physical Space Improvements & Cleanliness
  - Year-round lighting for buildings (similar to the holiday lighting installed in 2023)
  - Façade improvement grants (1:1 matching fund)
  - Comprehensive tree pruning and selective replacement
  - Deep cleaning of sidewalks (sweeping & pressure washing)
  - Selective sidewalk repair (broken concrete and masonry; tree root mitigation)
  - Sidewalk repairs (1:1 matching fund)
- District Marketing & Branding
  - One significant gateway sign on W. Garfield Ave (in the Wall to Howard area)
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations
  - To ensure stable, ongoing funding for district operations, programming, and maintenance, ARPA funding could support the exploration and creation of a Garland Business Improvement Area. A Garland BIA could fund the ongoing services outlined in the previous paragraphs, as well as other activities based on local preference.
- Cost Estimate:
  - Maintenance: \$227,500; Replacement/Update: \$257,500; New Installations: \$62,000; Administrative: \$80,000 = \$627,000



## HILLYARD (\$426,000)

Based on initial conversations with the Northeast PDA staff and board of directors and district property owners, as well as feedback from the recently deployed Stantec community input survey, it is the sense of the consulting team that appropriate ARPA funding opportunities in the Hillyard Neighborhood could include, but are not limited to:

- Additional and improved pedestrian crosswalks: The district has many assets that would be better utilized by making the Market and Haven arterials more pedestrian friendly.
  - Improved lighting and lighted beacons at existing crosswalks on Haven and Market Streets
  - Additional crosswalks installed on Market and/or Haven to promote pedestrian safety and flow between the retail core and the residential area immediately to the west and within the retail core.
- Mid-range (3 to 5 years) programming support: The Northeast PDA has recently entered into a short-term contract for district cleanliness and improvements. ARPA funds could expand the horizon of this funding to serve the district.
  - Provide funding for the ongoing implementation and expansion of the existing Services Agreement. The current agreement contracts for services of litter pick up and weeding maintenance.
  - Additional funding, provided through ARPA, could expand the timing of these services as well as grow to include services like district lighting, tree maintenance, signage and banners, physical streetscape improvements, snow removal, etc.
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations
  - To ensure stable, ongoing funding for district operations, programming, and maintenance, ARPA funding could support the exploration and creation of a Hillyard Business Improvement Area. A Hillyard BIA could fund the ongoing





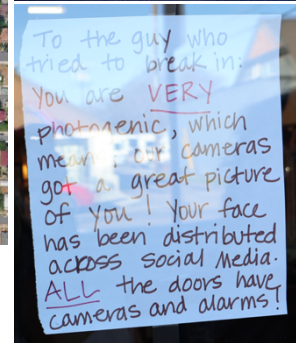
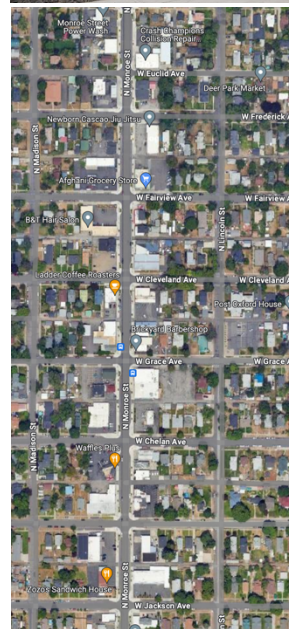
services outlined in the previous paragraphs, as well as other activities based on local preference.

- Cost Estimate:
  - Maintenance: \$171,500; Replacement/Update: \$57,500; New Installations: \$117,000; Administrative: \$80,000 = \$426,000

### NORTH MONROE (\$855,925)

Through one on one conversations with seven district business and property owners as well as a discussion with the North Monroe Business District Board of Directors, the consulting team reached general consensus on the following potential areas for ARPA investment:

- District Management and Safety Presence
  - Manager for maintenance services, and organizing district promotions and advocacy. The group identified management or a dedicated administrator as the top priority that ARPA funds could support to improve district vitality.
  - Safety presence (security service) – this could include a physical safety or security presence, or improved lighting or monitoring devices (cameras).
- Physical Space Improvements and Beautification
  - Comprehensive tree pruning and selective replacement
  - Planter planting, weeding, and watering
  - Selective sidewalk repair (broken concrete and masonry; tree root mitigation)
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations
  - To ensure stable, ongoing funding for district operations, programming, and maintenance, ARPA funding could support the exploration and creation of a North Monroe Business Improvement Area. A North Monroe BIA could fund the ongoing services outlined in the previous paragraphs, as well as other activities based on local preference.



- Cost Estimate:
  - Maintenance: \$485,425; Replacement/Update: \$57,500; New Installations: \$40,000; Administrative: \$273,000 = \$855,925

**SOUTH PERRY (\$322,950)**

A district tour with the South Perry Business & Neighborhood Association President was supplemented by a group discussion with eight business and property owners identified the following as areas for ARPA investment;

- Physical Space Improvements & Cleanliness
  - Deep cleaning of sidewalks (sweeping & pressure washing)
  - Tree pruning and selective replacement
  - Lighting (brighter street an additional streetlights, with particular emphasis on crosswalks)
  - Identity signage and/or banners (on existing poles and brackets)
  - Selective sidewalk repair (broken concrete and masonry; tree root mitigation)
  - Additional trash cans + trash pick-up
- Improved Accessibility
  - Bike racks
  - Americans with Disabilities Act compliant parking
- Feasibility and start-up assistance for ongoing assessment for maintenance and operations
  - To ensure stable, ongoing funding for district operations, programming, and maintenance, ARPA funding could support the exploration and creation of a North South Perry Business Improvement Area. A South Perry BIA could fund the ongoing



services outlined in the previous paragraphs, as well as other activities based on local preference.

- Cost Estimate:
  - Maintenance: \$107,950; Replacement/Update: \$107,500; New Installations: \$27,500; Administrative: \$80,000 = \$322,950

## **PROJECT COST ESTIMATES**

To support allocation of ARPA funds, the consulting team partnered with Welch Comer Engineers & Surveyors to compile rough estimates for the infrastructural projects. Note, these estimates are just that. Final costs will be reliant upon a more detailed analysis of specific projects. The attached spreadsheet includes cost and pricing estimates for maintenance services, signage, tree, and sidewalk repairs, and installation of lighting, crosswalks, and other amenities. Additionally, the cost estimate provides a high-level estimate for administrative investments, including private security, district management, and district formation.<sup>1</sup>

District formation is a specialty of BDS Planning – as you may know through our previous work in Spokane with the East Sprague BIA. BDS Planning would happily provide a more detailed scope of work on how the firm could support all four districts in their pursuit of establishing a sustainable funding mechanism for ongoing district activities. Similarly, physical streetscape improvements like those described herein are a specialty of Welch Comer, who have extensive and current experience in Spokane and nearby communities. Welch Comer would likewise be happy to provide more detailed estimates for design and construction of such improvements in these neighborhoods.

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<sup>1</sup> As city staff reviewed a draft of this report, they provided feedback on the projects and cost estimates that could be considered as City Council. Notes from ICM Director Marcia Davis include:

- Solar power for RRFB and SPEED feed back signs is not used.
- Crosswalk improvements should also include lighting – this factor is not included in Welch Comer’s cost estimates.
- The Welch Comer cost estimate does not include traffic control.
- The Welch Comer cost estimate for sidewalk and striping is lower than what Spokane uses for scoping level costs.