



**Agenda Sheet for City Council:**

**Committee:** Urban Experience **Date:** 10/14/2024

**Committee Agenda type:** Discussion

**Date Rec'd**

10/2/2024

**Clerk's File #**

RES 2024-0098

**Cross Ref #**

**Project #**

**Council Meeting Date:** 10/28/2024

**Submitting Dept**

PLANNING & ECONOMIC

**Bid #**

**Contact Name/Phone**

SPENCER 6097

**Requisition #**

**Contact E-Mail**

SGARDNER@SPOKANECITY.ORG

**Agenda Item Type**

Resolutions

**Council Sponsor(s)**

JBINGLE ZZAPPONE KKLITZKE

**Agenda Item Name**

0650 - RESOLUTION TO INITIATE 5TH AVENUE SUBAREA PLANNING

**Agenda Wording**

A RESOLUTION directing City of Spokane Planning Services staff to conduct a subarea planning process for the 5th Avenue area of the East Central Neighborhood.

**Summary (Background)**

City Council passed Ordinance C36163 appropriating \$1 million of the ARPA funds solely for subarea planning to increase housing along transportation corridors in December 2021, with East Central selected to receive a portion of the ARPA funds. Planning Services advertised through an RFQu process in May 2024 and made the recommendation in September 2024 of intent to hire Seva Workshop LLC as the primary consultant to develop the 5th Avenue Subarea Plan and facilitate community engagement.

Lease? NO

Grant related? YES

Public Works? NO

**Fiscal Impact**

Approved in Current Year Budget? YES

Total Cost \$ 329,200

Current Year Cost \$

Subsequent Year(s) Cost \$

**Narrative**

ARPA Funding for subarea planning.

**Amount**

**Budget Account**

Expense \$ 329,200

# 1425-88155-57215-54201-97252

Select \$

# Adopted by Spokane City Council on: 10/28/2024

Select \$

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# city clerk



## Committee Agenda Sheet Urban Experience Committee

<b>Committee Date</b>	October 14, 2024
<b>Submitting Department</b>	Planning Services
<b>Contact Name</b>	Spencer Gardner
<b>Contact Email &amp; Phone</b>	<a href="mailto:sgardner@spokanecity.org">sgardner@spokanecity.org</a> , x6097
<b>Council Sponsor(s)</b>	Zappone, Bingle, Klitzke
<b>Select Agenda Item Type</b>	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion    Time Requested: 5 minutes
<b>Agenda Item Name</b>	Resolution to Initiate 5th Avenue Subarea Planning
<b>Proposed Council Action</b>	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
<b>Summary (Background)</b>  *use the Fiscal Impact box below for relevant financial information	<p>City Council passed Ordinance C36163 appropriating \$1 million of the ARPA funds solely for subarea planning to increase housing along transportation corridors in December 2021, with East Central selected to receive a portion of the ARPA funds. Planning Services advertised through an RFQu process in May 2024 and made the recommendation in September 2024 of intent to hire Seva Workshop LLC as the primary consultant to develop the 5th Avenue Subarea Plan and facilitate community engagement. Seva Workshop will facilitate a team of consultants that include Center for Transformative Urban Design, Nelson\Nygaard, Studio Seyfried, and Ideas and Action. The 5th Avenue Subarea Plan builds upon the work and recommendations from the 5th Avenue Initiative that was adopted in March 2021. The subarea plan will be the framework and actionable vision for inclusive community development along the 5th Avenue corridor and surrounding area through an integrated land-use, transportation, housing and economic development approach guided by the principles of equity and co-design. The final plan will be completed by December 31, 2026.</p>
<p><b>Fiscal Impact</b></p> <p><b>Approved in current year budget?</b>    <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    <input type="checkbox"/> N/A</p> <p>Total Cost: <u>\$329,200</u></p> <p>    Current year cost:</p> <p>    Subsequent year(s) cost:</p> <p><b>Narrative:</b> <u>ARPA Funding for subarea planning</u></p> <p><b>Funding Source</b>    <input checked="" type="checkbox"/> One-time    <input type="checkbox"/> Recurring    <input type="checkbox"/> N/A</p> <p>Specify funding source: Grant</p> <p>Is this funding source sustainable for future years, months, etc? No</p> <p><b>Expense Occurrence</b>    <input checked="" type="checkbox"/> One-time    <input type="checkbox"/> Recurring    <input type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	

**Operations Impacts (If N/A, please give a brief description as to why)**

- What impacts would the proposal have on historically excluded communities?  
*The 5th Avenue subarea planning process will be rooted in a robust and holistic engagement process to express the community vision through co-creation, and building partnerships and collaboration. The process will work in collaboration to center historically marginalized and impacted communities in the East Central neighborhood with the deeply rooted Black and African American community, immigrant communities, and all residents that continue to call this diverse area home.*
- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?  
*Data will be collected and analyzed with an equity focus to ensure disparate impacts are addressed, historically marginalized voices are centered, and policies emphasize targeted universalism that prioritize those most impacted in ways that uplift all residents.*
- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?  
*The planning process will be dynamic in engagement and feedback to ensure impacted community is centered throughout, with partnerships with community-based organizations and a community working group to co-design the process.*
- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?  
*This process is aligned with various goals in the Comprehensive Plan, including Transportation Goal A: Promote a Sense of Place; Housing Goal 1.1 Housing Choice and Diversity; Economic Development Goal 3 Strong Diverse and Sustainable Economy; Neighborhood Goal 2 Neighborhood Development. This process also carries forward recommendations made in the 5<sup>th</sup> Avenue Initiative to make the 5<sup>th</sup> Avenue community stronger and more resilient, and support the health, safety, and wellbeing of the community. Finally, this aligns with the City of Spokane's commitment to equitably and effectively utilize ARPA resources in ways that take into consideration past inequities, and honor the expertise, relationships, and resilience within communities of color and those historically impacted by inequities providing them with lasting partnerships and co-created solutions to eliminate systemic hardships.*

**Council Subcommittee Review**

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.  
*This has not been reviewed by a Council subcommittee.*

RESOLUTION NO. 2024 - 0098

A RESOLUTION directing City of Spokane Planning Services staff to conduct a subarea planning process for the 5<sup>th</sup> Avenue area of the East Central Neighborhood as the framework and actionable vision for inclusive community development through an integrated land-use, transportation, housing and economic development approach guided by the principles of equity and co-design.

WHEREAS, Spokane's City Council may authorize a process to consider amendments to the zoning map per SMC 17A.040.040;

WHEREAS, Spokane's Municipal Code lays out a process for subarea planning which closely meets a zoning overlay adoption in SMC 17G.020 and allows council to initiate such subarea planning actions with the adoption of a public participation plan per SMC 17G.020.025(B)(3); and

WHEREAS, in 2021, the City of Spokane received over \$80 million in recovery funds as part of the Federal American Rescue Plan Act (ARPA), which provided funding to keep municipal and state governments afloat amid the financial crisis created by the COVID-19 pandemic; and

WHEREAS, the City of Spokane is committed to equitably and effectively utilizing ARPA resources in ways that take into consideration past inequities, and honor the expertise, relationships, and resilience within communities of color and those historically impacted by inequities providing them with lasting partnerships and co-created solutions to eliminate systemic hardships; and

WHEREAS, in January 2022, City Council passed Ordinance C36163 appropriating \$1 million of the ARPA funds solely for subarea planning to increase housing along transportation corridors; and

WHEREAS, East Central neighborhood was selected to receive a portion of the ARPA subarea planning funds with a focus on historically marginalized communities in the 5<sup>th</sup> Avenue area located south of I-90 and along the 5<sup>th</sup> Avenue corridor; and

WHEREAS, the funds allocated for the 5<sup>th</sup> Avenue Community Plan must be under contract by December 31, 2024 and deliverables completed by December 31, 2026; and

WHEREAS, in March 2021, the City Council adopted the 5<sup>th</sup> Avenue Community Strategy developed by the 5<sup>th</sup> Avenue Initiative stakeholders and community as a declaration of priorities and actions to revitalize East 5<sup>th</sup> Avenue between Liberty Park and Thor/Freya Streets in the East Central Neighborhood under Resolution 2021-0022;

WHEREAS, the 5<sup>th</sup> Avenue Community Strategy made recommendations to make the 5<sup>th</sup> Avenue community stronger and more resilient, and support the health, safety, and wellbeing of the community, including: (A2) Advocate for equitable policies and projects that address gentrification, preserve the identity of the neighborhood, and support cultural equity; (C1) Identify opportunities and partnerships for funding a streetscape improvement plan and follow-up improvements; (D1) Establish a community vision for affordable housing in the 5<sup>th</sup> Avenue area that prioritizes anti-displacement strategies for residents; (E5) Explore ways to maximize the current neighborhood retail zoning to support locally-owned and cultural businesses and services

that meet neighborhood needs; and (E6) Encourage discussions around the City's land use plan and related policy for recommendations to commercial and residential changes along 5<sup>th</sup> Avenue that support mixed zoning; and

WHEREAS, segregation and inequality shaped the East Central neighborhood and most impacted the 5<sup>th</sup> Avenue community through redlining, disinvestment, and freeway construction that devastated economic opportunities, displaced residents, destroyed park space, and isolated the 5<sup>th</sup> Avenue area which has historically been a diverse community that represented the highest concentration of Black or African American residents and immigrant communities in Spokane; and

WHEREAS, the proposed action the City will take is to develop a sub-area plan as the strategy and framework for community development, economic growth, connectivity, and quality of life improvements along the 5<sup>th</sup> Avenue corridor and surrounding area; and

WHEREAS, the proposed action will be rooted in a robust and holistic engagement process to express the community vision through co-creation, build partnerships and collaboration and center historically marginalized and impacted communities; and

WHEREAS, the proposed action will consider anti-displacement and equitable development strategies to preserve and expand affordable housing, connect people to jobs and opportunities, and support local businesses; and

WHEREAS, the proposed action is aligned with the Transportation Goals in the City's Comprehensive Plan, Chapter 4, Transportation, *TR Goal A: Promote a Sense of Place*, which outlines that unique design features sensitive to the context of the place can help create an environment for economic vitality and innovation and enhance the cultural identity and heritage of a place; and

WHEREAS, the proposed action is aligned with the housing goal in the City's Comprehensive Plan, Chapter 6, Housing, *Goal 1.1 Housing Choice and Diversity* that outlines policies to provide opportunities for a variety of housing types that are safe and affordable for all income levels to meet the diverse housing needs of current and future residents, including *Policy H 1.18 Distribution of housing options* which calls for a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that housing is available for people of all income levels and special needs, and *Policy H 2.4 Linking Housing with Other Uses* that outlines that plans should provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses; and

WHEREAS, the proposed action is aligned with the Economic Development goal in the City's Comprehensive Plan, Chapter 7, Economic Development, *Goal ED 3 Strong Diverse and Sustainable Economy* which outlines policies that the City should take to stimulate economic growth, encourage economic diversity and support opportunities to expand locally owned businesses; and

WHEREAS, the proposed action is aligned with the Neighborhoods goal in the City's Comprehensive Plan, Chapter 11, Neighborhoods, *Goal N2 Neighborhood Development* that outlines policies for the stability and diversity of the city's neighborhoods, including *Policy N 2.1 Neighborhood Quality of Life* that ensures neighborhood offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social and recreational

opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods, and *Policy N 2.2 Neighborhood Centers* that outlines the development of neighborhoods that enable citizens to live, work, shop, socialize, and receive other essential services within their neighborhood; and

WHEREAS, the City advertised through an RFQu process in May 2024 and made the recommendation in September 2024 of intent to hire Seva Workshop as the primary consultant to develop the subarea plan and facilitate community engagement; and

WHEREAS, the proposed action will provide an approach to further engage historically marginalized residents, property owners, community-based organizations, businesses, and various stakeholders in the study area on subarea planning; and


WHEREAS, a Map of the study area is attached as Exhibit A; and

WHEREAS, an initial Public Participation Plan is attached as Exhibit B; and


WHEREAS, as prescribe in SMC 04.12.010, this Resolution does not represent a recommendation of the City Council or Plan Commission regarding a legislative action to adopt changes to the Spokane Municipal Code or the text or maps of the Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL that staff are directed to engage in subarea planning in the 5<sup>th</sup> Avenue area in the East Central Neighborhood under the ARPA funding granted to the City.

ADOPTED by the City Council this 28th day of October, 2024.

  
\_\_\_\_\_  
City Clerk

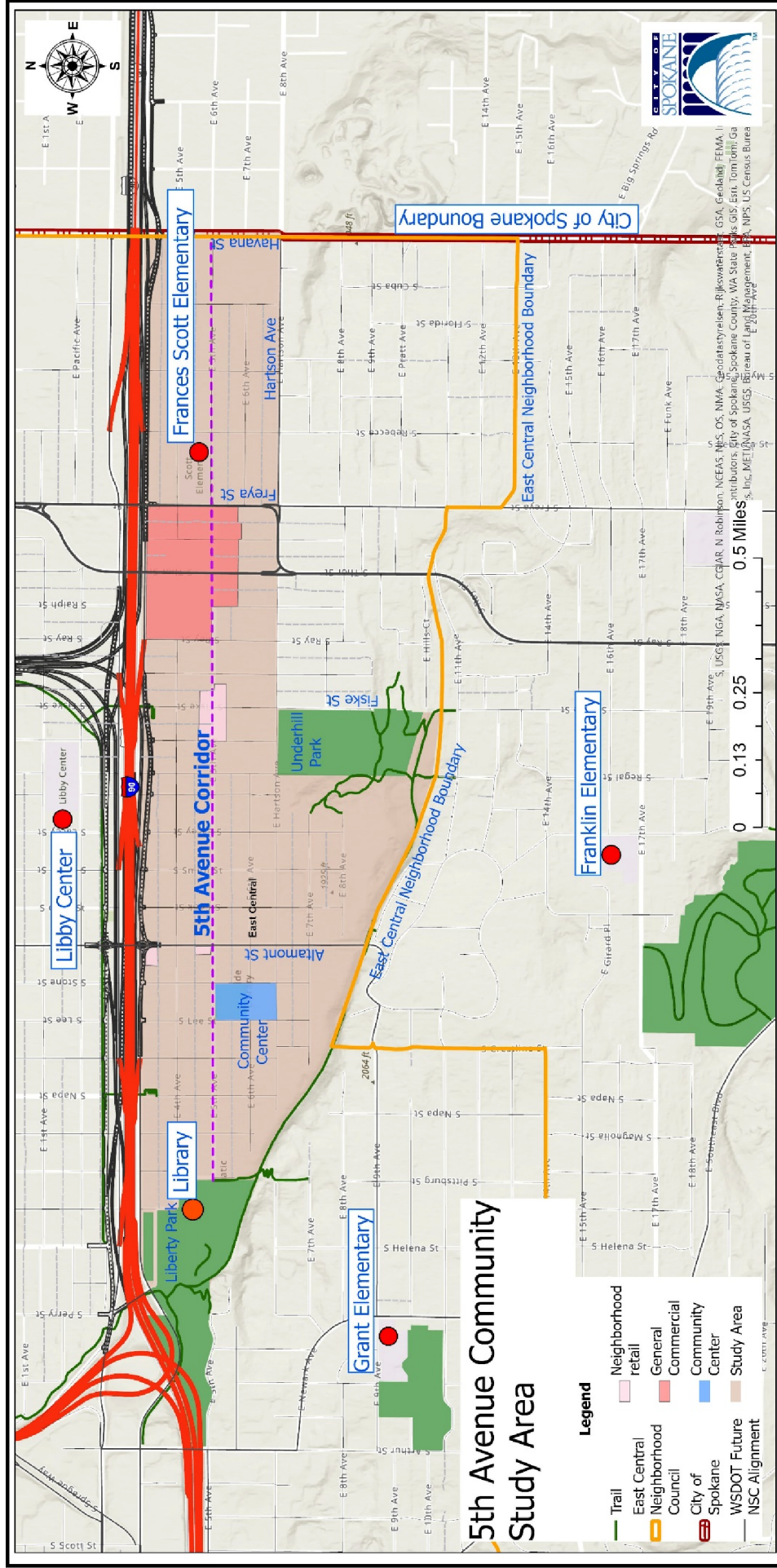
Approved as to form:

  
\_\_\_\_\_  
Assistant City Attorney





# Exhibit A. 5th Avenue Community Plan Study Area





## Exhibit B. Public Participation Plan

### City of Spokane

#### 5<sup>th</sup> Avenue Community Plan

Through Resolution, the City Council is directing Planning staff to conduct a subarea planning process for the 5th Avenue area of the East Central Neighborhood as the framework and actionable vision for inclusive community development through an integrated land-use, transportation, housing and economic development approach guided by the principles of equity and co-design.

The City is recommending hiring Seva Workshop to facilitate the subarea planning process and community engagement. This initial public participation plan describes an overview of steps the City will take to facilitate engagement and input throughout the process. The consultant will develop a more detailed community engagement and co-design plan as part of their deliverables.

### 1. Public Participation Goals

The overall goal of the public participation plan is to make the planning process accessible, inclusive, and engaging to all members of the public. Spokane Municipal Code Section 17G.020.080 Public Participation Program provides these goals for public participation:

- Broad dissemination of proposals and alternatives;
- Opportunity for written comments;
- Public meetings after effective notice;
- Provision for open discussion;
- Communication programs;
- Information services; and
- Consideration of and response to public comments

The 5th Avenue Community Plan will be rooted in a robust and holistic engagement process to express the community vision, build partnerships and collaboration, and center historically marginalized communities. Creative and equitable engagement centered on co-creation is essential for the 5th Avenue community to empower a collective future not “for” but “with” to thrive and prosper. Engagement should foster co-creation with the 5th Avenue community through partnerships, trust, and consensus, and should bring forward creative, equitable, and innovative engagement methods.

### 2. Public Participation Opportunities

The City of Spokane is committed to providing multiple opportunities for public participation throughout the process. The City in coordination with the consultant will use a variety of communication tools to inform, consult, involve, and collaborate with the community and encourage engagement throughout the process. The community engagement plan will be centered on equity and will incorporate strategies and identify priority communities.

## 2.1 Website

The City of Spokane will create a project webpage for the planning project where people can access status updates, project materials, planning documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the subarea planning process. The page will include who to contact for more information and an email link for questions and comments.

## 2.2 Email Communication

An email list of interested parties will be created, advertised and maintained by the City of Spokane, and ongoing project communication will be provided via newsletters.

## 2.3 Interviews

The City and consultant will hold interviews with stakeholders on key themes as necessary to explore specific topics in-depth and identify gaps and opportunities.

## 2.4 Working Group

The consultant will bring together a Working Group as a guiding voice for the Community Plan. It will include local community leaders and residents who have been involved in the community for decades and representatives from community-based organizations who led visioning engagements. The consultant will develop a schedule for meetings to share works in progress and collaborate in plan development.

## 2.5 Community Workshops and Open Houses

The City and consultant will hold community workshops, open houses, and neighborhood meetings at key times throughout the process that may be offered either in person or virtually to allow interested persons the opportunity to discuss the proposal.

## 2.6 Plan Commission and City Council

The Plan Commission will be the primary forum for review and recommendations to the City Council. Interested parties are encouraged to attend and provide comments during the Plan Commission deliberations and public hearings. Official notices will be published as established in the City of Spokane policy. The public will also have an opportunity attend a public hearing with the City Council prior to the City considering adoption of this proposal.

## 2.7 Public Review and Comment

Interested parties will be encouraged to provide comments to the City of Spokane by letter or email. All comments will be provided to the Plan Commission and City Council following the public hearing process.

## 3. Public Participation Timeline

The following is a general timeline including anticipated public participation opportunities. A detailed timeline will be developed by the consultant and posted and kept updated on the project webpage.

Figure 1. Initial Public Outreach Timeline



#### 4. Public Comment Periods and Hearings

The Plan Commission will conduct a public comment period and at least one public hearing to solicit input on the Periodic Review. Public notice of all hearings will state who is holding the comment period and/or hearing, the date and time, and the location of any public hearing. Notices will be published per official policy and comply with all other legal requirements such as the Americans with Disabilities Act. The City Council will hold one public hearing for the purpose of considering this item.

#### 5. Identifying Stakeholders

The City and consultant will work to ensure equitable engagement of community members, including:

- Members of historically marginalized and impacted communities, including the Black and Brown communities of color, low-income households, renters, and overburdened communities
- Current residents and workers in the study area
- Community-based organizations representing and working with impacted communities and advocates
- Housing and social services providers
- Transit and agency partners
- Property owners and developers
- Businesses

#### Contact

Maren Murphy, AICP, Senior Planner, City of Spokane  
 808 W. Spokane Falls Blvd., Spokane, WA 99201  
[mmurphy@spokanecity.org](mailto:mmurphy@spokanecity.org)  
 (509) 625-6737

**Certificate Of Completion**

Envelope Id: 3F3EF8BE6EED4EBEBCB7A041E36BFC07	Status: Completed
Subject: RES 2024-0098 RESOLUTION TO INITIATE 5TH AVENUE SUBAREA PLANNING	
Source Envelope:	
Document Pages: 11	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Stamps: 1
Envelope Stamping: Enabled	Envelope Originator:
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Daniel Rose
	808 W. Spokane Falls Blvd.
	Spokane, WA 99201
	drose@spokanecity.org
	IP Address: 198.1.39.252

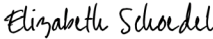
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Terri L. Pfister tpfister@spokanecity.org City Clerk City of Spokane Security Level: Email, Account Authentication (None)	  Signature Adoption: Uploaded Signature Image Using IP Address: 198.1.39.252	Sent: 11/1/2024 2:40:54 PM Viewed: 11/1/2024 4:20:17 PM Signed: 11/1/2024 4:20:25 PM

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Elizabeth Schoedel eschoedel@spokanecity.org Assistant City Attorney - approved as to form only Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 73.97.247.31 Signed using mobile	Sent: 11/1/2024 4:20:26 PM Viewed: 11/1/2024 5:01:28 PM Signed: 11/1/2024 5:01:34 PM
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**Electronic Record and Signature Disclosure:**  
Accepted: 11/1/2024 5:01:28 PM  
ID: 5407fd92-529c-4aba-ab2d-a795a92f050d

Terri L. Pfister tpfister@spokanecity.org City Clerk City of Spokane Security Level: Email, Account Authentication (None)	    Signature Adoption: Uploaded Signature Image Using IP Address: 198.1.39.252	Sent: 11/1/2024 5:01:35 PM Viewed: 11/1/2024 5:32:13 PM Signed: 11/1/2024 5:32:39 PM
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**Electronic Record and Signature Disclosure:**  
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**In Person Signer Events**

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**Editor Delivery Events**

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Signing Complete	Security Checked	11/1/2024 5:32:39 PM
Completed	Security Checked	11/1/2024 5:32:39 PM

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**Required hardware and software**

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

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- Until or unless I notify SHI International Corp OBO City of Spokane as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by SHI International Corp OBO City of Spokane during the course of my relationship with you.