

RESOLUTION NO. _____

A RESOLUTION recognizing the *Logan Neighborhood Identity Plan and Model Form-Based Code for the Hamilton Corridor* as a declaration by the community members of the City of Spokane Logan neighborhood council area of the priorities and desired future condition of their neighborhood that provides direction for City service delivery, capital improvement planning, and focused growth land use implementation.

WHEREAS, per Article VIII of the City Charter, the Spokane City Council recognizes distinct neighborhood areas as neighborhood councils through the Neighborhood Councils Program and the Community Assembly; and

WHEREAS, in the fall of 2007 the City Council allocated \$550,000 to be used for planning activities by neighborhood councils; and

WHEREAS, on October 31, 2008 the City Council adopted Resolution 2008-0100, accepting the work of the Community Assembly Neighborhood Planning Action Committee (“CA-NPAC”) incorporated in documents entitled “Neighborhood Planning Guidebook Abbreviated Neighborhood Planning Process” and “Neighborhood Planning Guidelines 2.1;” and

WHEREAS, the Logan Neighborhood Organization (“LNO”) is the City Council-recognized neighborhood council for the area generally bounded by Division Street on the west, the Spokane River on the east, Euclid Street on the north, Trent Avenue on the south, and bisected north to south by Hamilton Street and west to east by Mission Avenue; and

WHEREAS, on October 19, 2010 the Logan Neighborhood Organization approved a set of study topics generated by the 2005 centers and corridors neighborhood assessment as the basis for neighborhood planning under Res. 2008-0100, as follows: “(1) Residential transition zones east and west of Hamilton, (2) Hamilton corridor streetscape and designation to reflect it as pedestrian enhanced in the comprehensive plan as was originally intended, and (3) Review and recommend changes to the bicycle plan and make recommendation for a pedestrian plan in the neighborhood;” and

WHEREAS, on March 8, 2011 the Logan Neighborhood Organization was designated to initiate abbreviated neighborhood planning and LNO representatives endorsed a letter of intent to plan at a meeting for all District 1 neighborhood councils in the Northeast Community Center convened by District 1 city council members; and

WHEREAS, on March 30 and March 31, 2012 respectively, the manager of the Logan Neighborhood Stakeholders Team (“LNST”), Karen Byrd, and the chair of the Logan Neighborhood Organization, Jeanette Harras, signed a memorandum of understanding with the Planning Services Department recognizing the LNST to conduct abbreviated planning; said memorandum being subsequently endorsed on May 2, 2012 by a member of the city’s planning staff and thus initiating a two-year time period for the completion of a plan or project; and

WHEREAS, on June 19, 2012 the Logan Neighborhood Organization approved the initial neighborhood planning direction proposed by the LNST, as follows: “Pursue streetscape and intersection improvements, including bicycle and pedestrian connections, along the Hamilton Corridor, as well as to pursue becoming one of the pilot neighborhoods the city chose for form-based zoning standards;” and

WHEREAS, on July 25, 2012 the Logan Neighborhood Stakeholder Team agreed by consensus both to pursue the drafting of a neighborhood “identity plan” using Res. 2008-0100 funds by a qualified volunteer planner, William Sinclair, under the supervision of the city planning department and to authorize the preparation of a form-based model zoning code with a consultant, Studio Cascade, for a segment of Hamilton Street under a separately funded contract with and under the direction of the city planning department; and

WHEREAS, on August 8, 2012 a contract “to analyze and test the concept of form-based code for the portion of Hamilton Street between and including the intersections with Sharp and Mission” was finalized between Studio Cascade and the City of Spokane; and

WHEREAS, a consultant-led full-day planning session was scheduled for mid-October to engage property owners and business within the boundaries of a form-based model code study area along and adjacent to the targeted Hamilton Street segment, notice mailings for this “charrette” were mailed on September 17, 2012 to all properties and business owners within these boundaries, and timely invitation messages also were sent to the LNST and LNO email lists; and

WHEREAS, on October 13, 2012 a six-hour form-based code planning session was conducted by Studio Cascade for all affected property owners and business owners within the Hamilton Street study area, other neighborhood business stakeholders and residents, and planning stakeholder team members at Fourth Memorial Church on Standard Street at Indiana Avenue; and

WHEREAS, representatives of Studio Cascade conducted interviews with businesses, property owners and residents within the Hamilton Street form-based model code study area before the October, 2013 planning session and again in November of 2013; and

WHEREAS, on the evening of February 6, 2013 both the initial draft identity plan and draft form-based model code maps and documents were presented to the public at an open house at the Gonzaga University Plant Services Building on Ruby Street, notice for this open house was mailed to all affected property owners and businesses within the Hamilton Street study area around January 23, 2013; and

WHEREAS, on or around April 28, 2013, City Planning staff initiated a public comment period for property owners and residents about the Hamilton Corridor Model Form Based Code ending on June 5, 2013; and

WHEREAS, on June 26, 2013 both the finalized *Logan Neighborhood Identity Plan* and *Model Form-Based Code for the Hamilton Corridor* were presented, discussed and approved by the Logan Neighborhood Stakeholder Team at its final meeting; and

WHEREAS, on March 18, 2014 both the finalized *Logan Neighborhood Identity Plan* and *Model Form-Based Code for the Hamilton Corridor* documents were presented, discussed and approved by the Logan Neighborhood Organization; and

WHEREAS, the Logan Neighborhood Stakeholder Team met a dozen times between January of 2012 and June of 2013, and the LNST stakeholder manager reported regularly at the monthly meetings of the Logan Neighborhood Organization throughout the period from January of 2012 to March of 2014; and

WHEREAS, the Spokane Plan Commission was briefed on the progress of the Logan neighborhood planning efforts on May 22, 2013, December 11, 2013 and April 23, 2014; and

WHEREAS, the Spokane City Council was briefed on the progress of the Logan Neighborhood planning efforts at a District 1 town hall meeting on September 16, 2012, and at study sessions on January 28, 2013 and April 24, 2014; and

WHEREAS, the *Logan Neighborhood Identity Plan* provides the framework for “a discernible neighborhood identity throughout the Hamilton Corridor for those who live, work, shop, and play in the Logan Neighborhood now and into the future” with a specific set of streetscape and roadway treatment objectives and techniques; and

WHEREAS, for the Logan neighborhood, the *Model Form-Based Code for the Hamilton Corridor* demonstrates a regulatory means to

- stimulate development that creates a dynamic and attractive urban environment with focus on building form and all users of the public right of way,
- establish a public realm along Hamilton Street that exchanges traffic lanes and speed for an enriched pedestrian environment with storefront and public spaces fronting directly on the street,
- encourage a lively, safe and attractive pedestrian environment and stimulate new retail activity on ground-floor storefronts,
- accommodate higher-intensity development, including residential uses on upper floors,
- retain and provide space for historic uses in the district, especially those serving the needs of the surrounding residential areas and Gonzaga University students, and
- establish clear design guidance to ensure development in the district is consistent with the neighborhood’s vision for the area, and

WHEREAS, for the City, the *Model Form-Based Code for the Hamilton Corridor* provides a means to demonstrate and document a model planning process and template applicable to other centers and corridors that is compatible with the existing regulatory and policy framework and also streamlines development design and permitting while providing effective design control; and

WHEREAS, the *Logan Neighborhood Identity Plan* and *Model Form-Based Code for the Hamilton Corridor* do not direct nor commit City resources for any specific action or project implementation; and

WHEREAS, per Spokane Municipal Code 04.12.010, this resolution is not an action to amend the City's Comprehensive Plan or development regulations by recommendation of the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the *Logan Neighborhood Identity Plan* and *Model Form-Based Code for the Hamilton Corridor* are recognized as

- credible representations of the desire of the Logan neighborhood council area community members to evolve and sustain a vibrant, healthy, active, safe, and connected community, and as
- consistent with the planning principles of Washington's Growth Management laws and of the goals and policies of the City of Spokane Comprehensive Plan, and as
- providing direction appropriate to their level of specificity for City service delivery, capital improvement planning, and focused growth land use implementation in the Logan neighborhood council area.

ADOPTED by the City Council this _____ day of _____, 2014.

City Clerk

Approved as to form:

Assistant City Attorney