



DUTCH JAKE'S PARK PEDESTRIAN IMPROVEMENTS

West Quadrant Tax Increment Financing District

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Background

Celebrating an Iconic Spokane Citizen

The following excerpt is taken from spokanehistorical.org and provides a good overview of Dutch Jake's Park and the man it is named for:

This block, spanning Chestnut from College to Broadway, is where Jacob Goetz's lifelong friend and business partner Harry F. Baer built his home in 1888. We know the two friends spent plenty of time at this location in the 1910s and 20s. Baer's house fell into disrepair after his death, and the home was condemned in 1973. The creation of Dutch Jake's Park returned this lot to its preferred role: a gathering place for the neighborhood and a celebration of its most famous citizens.

The German-born mining tycoon Jacob Goetz, better known in Spokane as Dutch Jake, was part of this West Central neighborhood from its beginning. His role in discovering the Bunker Hill and Sullivan mines in Idaho made him his fortune, but his fame came from his generosity and sense of fun. When he opened the Spokane Hotel downtown, he was known to fire a cannon from the rooftop playground during celebrations, and his famous birthday celebrations could last for days. After his death in 1927, former Spokane mayor W. J. Hindley said that Goetz's "capacity for friendship and his charity" had made him "known from one end of this country to the other."

If that doesn't earn him a place in the city's memory, then maybe this mini-park on an extended lot in West Central will. Neighbors of the park insisted that the city council name it in Goetz's honor, refusing to even submit a list of alternative names. Construction of Dutch Jake's Park began in April of 1976. The city put a community development grant towards the construction, but members of the community also donated more than \$17,000 in labor and materials. The park was dedicated in July of 1976, in a ceremony attended by Goetz's daughter, Helen Goetz Edmunds.

Though it is one of the city's smaller parks, Dutch Jake's Park features a basketball court, a playground, and a picnic area. The playground originally included a rocking burro, in homage to Goetz's burro, which he said was the "real" discoverer of the Bunker Hill mine.

West Central today is a diverse and changing neighborhood, and this park is one of its few public spaces. The park is bordered by relatively low-income neighborhoods, but stands just a block from the more affluent new Kendall Yards development.

A Long Awaited Update

Dutch Jake's park was constructed in two phases, the southern half in 1976 and the northern half in 1988. Aside from regular maintenance and minor updates like the addition of picnic tables, the park has not seen any major update since its original construction.

Following requests by the West Central Neighborhood Council and examination by the Parks and Recreation Department, the two organizations worked together to consider safety and site improvements within the limited budget available for the project.

The Parks and Recreation Department and the Neighborhood Council contracted with Eastern Washington University in 2016 to create a master plan for the park. The plan included many updates to the park and to the pedestrian environment on the adjacent N Chestnut Street.

Dutch Jake's Park should be a neighborhood magnet for recreational activities and community programming, bringing all members of the community together.

Dutch Jake's Park Master Plan, June 2016

Dutch Jake's Park Master Plan

The Dutch Jake's Park Master Plan was formally adopted by the Spokane Park Board on March 9, 2017. The plan included four distinct goals for the park:

- Create a park that is accessible by all;
- Recognize and honor the history of the West Central Neighborhood;
- Maintain Dutch Jake's Park as a safe place at all hours; and
- Promote local artists.

Following adoption of the Master Plan, the Parks and Recreation Department conducted a public process to determine the actual amenities and improvements to be installed, commensurate with the funds proposed by the neighborhood, the Parks and Recreation Department and a major private donation facilitated by a private non-profit (The Trust for Public Lands).

Master Plan improvements proposed to Dutch Jake's Park would include a complete rebuild of the park amenities and landscaping, including:

- A multi-use sports court;

Project Location

Dutch Jake's Park is located in the western portion of the Tax Incremental Financing District area, between W Broadway Ave and W College Ave on the west side of N Chestnut St. The project is located north of the Kendall Yards development and approximately five blocks west of N Maple Street and the Maple Street Bridge.

The entire project is located within the West Quadrant TIF district, as shown in **Figure 1** below.

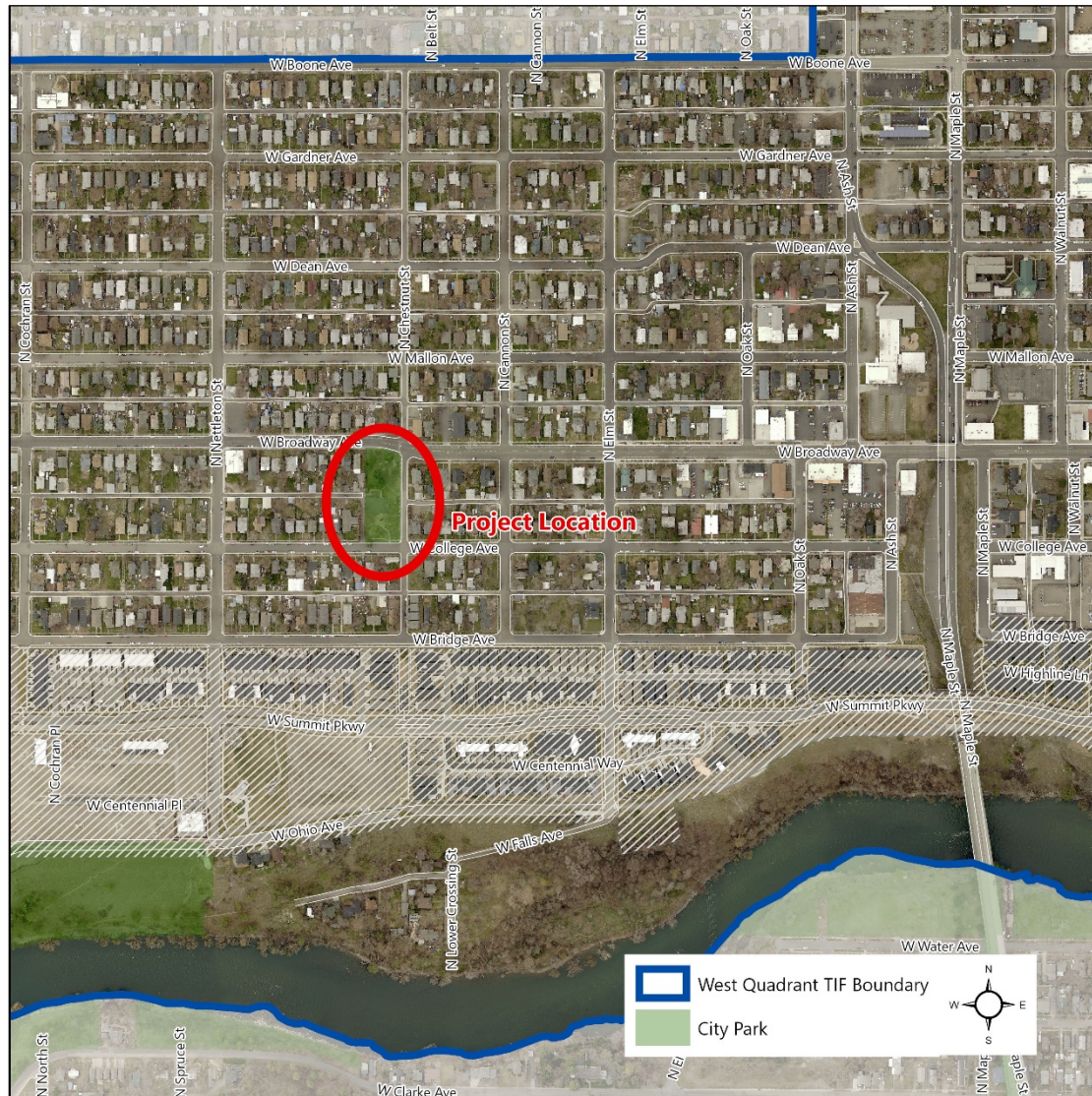


Figure 1 – Project Location in Relation to TIF Boundary and Parks

Project Description

During the preparation of the proposed updates to the park, it was determined that insufficient budget existed within the committed funds to construct the off-street pathways and entry features along both N Chestnut Street and W Broadway Avenue. Accordingly, the design only included cleaning and minor repair to existing sidewalks on those streets.

In order to accommodate the wishes of the neighborhood as well as to conform more fully to the adopted Master Plan, the Parks and Recreation Department requested additional funds from the TIF to construct the off-street pathways in lieu of repairing the existing sidewalks.

Improvements to be Funded by the TIF

The Parks and Recreation Department has requested funds from the TIF for the construction of landscaping, paths, curbs, and entry paving along Chestnut Street and Broadway Avenue, as shown in **Figure 3** below.



Figure 3 – Improvements to be Funded by the Requested TIF Funds

The proposed TIF-funded improvements are not considered critical to the remainder of the project, nor is the overall funding contingent on the TIF funds. However, by allowing for the installation of these features, the TIF funds would result in a more complete realization of the Master Plan vision for the park, increased pedestrian safety along those streets, and more effective use and enjoyment of the park overall.

Estimated Project Costs:

| <u>Cost</u> | <u>Total</u> |
|--|------------------|
| Pedestrian Amenities: N Chestnut St | \$60,000 |
| Pedestrian Amenities: W Broadway Ave..... | \$17,000 |
| All Remaining Park Improvements ¹ | \$450,000 |
| TOTAL..... | \$527,000 |

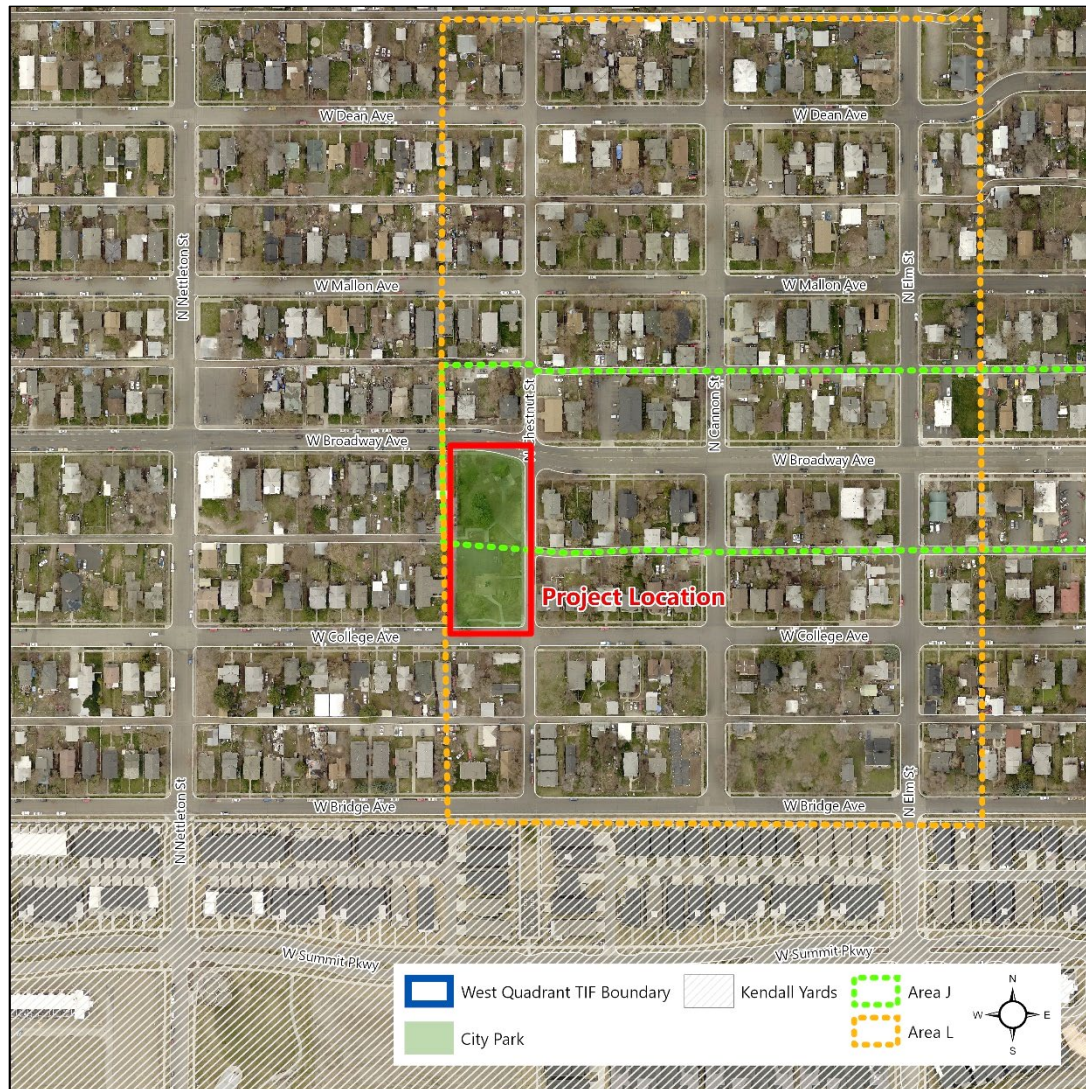
Projected and/or Requested Funding Sources:

| <u>Source</u> | <u>Total</u> |
|--|------------------|
| WQTIF Funds | \$77,000 |
| Private Donation – The Trust for Public Land | \$200,000 |
| Parks and Recreation Department..... | \$190,000 |
| West Central Neighborhood CDBG Funds..... | \$60,000 |
| TOTAL..... | \$527,000 |

¹ Design and engineering of the park is already complete, funded by other sources. All costs shown here are for physical construction of improvements.

Project Relationship to the TIF District

As shown in **Figure 1** above, the proposed project is located entirely within the West Quadrant TIF District. The park is located entirely within project area “L” and the northern half of the project lies within project area “J”. These boundaries are considered general locations in the adopting Ordinance—as such the project is considered to be within both project areas. See **Figure 4** for the relationship of the park to the two approximate



project areas.

Figure 4 – Project Location within “Project J” and “Project L of the TIF Ordinance.

The adopting ordinance describes improvements for project area “J” as follows:

Publicly-owned streetscape improvements related to West Central Neighborhood, Comprehensive Plan West Broadway Neighborhood Center; Broadway, Ash to Chestnut, 4 blocks, including decorative

concrete or paver sidewalks, trees, period lighting, permanent street furniture, bike and pedestrian infrastructure, underground utilities, median construction and infrastructure for future streetcar route, with an estimated cost of \$2,500,000.

Likewise, the adopting ordinance describes improvements for project area "L" as follows:

Publicly-owned traffic calming improvements on Elm, Cannon, and Chestnut 3 blocks, Bridge to Dean, including trees, crosswalk treatments, street furniture, lighting, bike and pedestrian infrastructure and improvements, with an estimated cost of \$900,000.

Relationship to TIF Project Description

The proposed project constitutes pedestrian improvements and associated landscaping along two public streets. As such the proposed project improvements constitute "streetscape improvements" (area "J"). Furthermore, the proposed project includes landscaping (areas "J" and "L"), as well as concrete and paver sidewalks and paths (areas "J" and "L"). Accordingly, the proposed improvements are consistent with the descriptions of both areas "J" and "L".

Area "L" concerns these kinds of improvements on the south side of W Broadway Avenue, along which \$17,000 is requested from the TIF. The remainder of the project concerns similar improvements along N Chestnut Street, with a request for \$60,000 has been made of the TIF.

Prior Commitments in this Area

There are no prior commitments on record for the two project areas. The Neighborhood Project Advisory Committee (NPAC) is currently considering two other funding requests regarding projects in other parts of the TIF district. The first is the Sportsplex utility connections, requesting \$800,000 from area "U". The second is \$77,000 in improvements to Dutch Jake's Park as part of areas "L" or "J". All three projects have been considered by the NPAC as to the ability of the TIF to fund all three.

Public Outreach and Coordination

The Parks and Recreation Department in partnership with the neighborhood council and others has undertaken an extensive multi-year

public outreach process for the project, including a large public event in the park on April 20, 2016; community workshops on May 18 and May 24, 2016; and a significant number of events in 2017 and 2018. These events, conducted in partnership with the Trust for Public Lands (a major funding partner), included three open houses, five presentations to the neighborhood council, two presentations to the Spokane Park Board, 23 events held by the Trust for Public Lands, an online survey, and a series of park activation events in the summer of 2018. This project has seen an extreme amount of public input and coordination for a project concerning such a small neighborhood park.

Final Recommendation – NPAC

The Neighborhood Project Advisory Committee met on May 1, 2019 at 4:00 PM to consider the proposed project and potential TIF funding in the amount of \$77,000. A quorum of voting members were in attendance at that meeting and voted unanimously to recommend the Spokane City Council approve the expenditure of funds not to exceed \$77,000 to the project.

According to the recommendation of the NPAC, staff will prepare a Special Budget Ordinance for the consideration of the Spokane City Council as soon as practical. It is anticipated that the Ordinance will be brought to the Spokane City Council for their consideration and possible approval in late May, 2019.

Recommendation certified true and complete by the Chairperson of the Neighborhood Project Advisory Committee:

Kimberly Lawrence
Printed Name

5/28/19
Date


Signature