

WEST CENTRAL NEIGHBORHOOD PLANNING MINUTES

October 1, 2009, Thursday

Meeting held at The Native Project at 6:30 p.m.

I. Welcomes and Introductions

a. Attendance: George Craig, Toni Lodge, Brenda Corbett, Jenny Mele, Alec Gonzales, Kaye Turner, Jason Wheaton, JoAnn Stewart, Kelly Cruz, Annette Owen, Bonnie McGinnis, Dr. Marcus DeWood, Rhosetta Rhoades.

II. Approval of October Agenda and September Minutes

Brenda approved, George seconded motioned passed, minutes and agenda approved.

III. Housekeeping

a. Meeting Documentation

Each Meeting for the sub-groups, needs to have a sign-up sheet, agenda (basic) and minutes. Please get this to Jen as we need to track this information and it can go into the permanent file.

b. Sub-Groups

It was discussed that perhaps the sub-groups should meet to determine we are not repeating efforts. JoAnn proposed this to do on 10/29/09 for all to get together at Maxwell House at the back room @ 7:30 PM? Motion did not pass. A motion was made by George, second by Kaye to put goals for the sub-committees on the next agenda for planning. Passed. Planning will look at this in absolutes, stick with the chapters. All committees will need additional information to assess and look at options. Need to stay in the planning arena and not the doing arena. Kaye assured that action items on the minutes is just for committee members, not a rouge action. Use assignment or research instead of action item

IV. Subcommittee Reports

A. Leadership Government and Citizenship (LGC) and Housing

Kelly and Kaye were elected co-chairs, Kaye passed out minutes and they would like to get a speaker to come to sub-group. Next meeting last Thursday of the month @ 6:30 at the Maxwell House. The group decided on a purpose which is: to clean up the hood while working with government entities. They want to amend ordinances regarding boarding up houses, establish a coalition to determine like goals and find out what has been done. LGC definition is very vague. Advised that housing has not been tackled with a committee yet and it is something we can look at. Nothing wrong with researching boarded up housing. LGC looking at policy government; i.e. code enforcement.

Rhosetta will look to see if Whitworth can obtain a list of resources for social services and faith based with a synopsis of what each agency does.

B. Economic Development

Met on the 17th and is still open to join. Don was asked to chair, he said he will get back to us. Next steps, increase participation with additional groups. Possible speakers in the future. This committee wants to solicit or recruit businesses and find out what they want. They want a copy of downtown Spokane plan as it use to feature West Central. Copies of parking plan, expansions, and want to legislate changes tax incentives for high tech and make other businesses allowed to have tax incentives, they also want to work on a business association. Meets 3rd Thursday of each month @ 6:30 PM @ WCCC. Next meeting is 10/15 @ 6:30 @ WCCC.

C. Social Health

Social Health was to meet Wed 7 PM 9/16/09, no one came you missed cupcakes. What is a good time for everyone? It was decided that we would try to meet again, Monday 5th @ 6:30 PM @ Jen H 2106 W. Sharp Ave.

V. Greenstone Presentation: Jason Wheaton

Jason Wheaton represents an investment group who wants to kick start the property that Kendall Yard left behind. Greenstone is a local company and has been around for 25 years, they are responsible for developing Kings Point and Manito Place. Jason prefaced his presentation by saying that they had a possible closing date of 10/15 with WA Trust Bank. Jason feels at this time that there is a 90% chance that this deal will go through. Jason did advise that there is an enormous amount of debt built up on the property through this deal there is feasibility that some people like Avista will get paid. Jason noted that most people have been extremely supportive and he added that Greenstone wants to be a big part of the West Central Neighborhood and feels that the city has a real gem in West Central because it is surrounded by a river and has existing housing stock. Greenstone is tremendously excited for this opportunity and plan on extending the Centennial Trail and Gorge Project. There will be a decrease in density, with Kendall it was 2500 units huge sq footage for business, for Greenstone it will be 600 to 800 units per acre. As we work though there may be some 4 or 5 story buildings, but not likely, commercial development will be east of Maple. There is a possibility of TIF dollars coming in our direction as well. Greenstone would like to identify 2 or 3 people to be a part of their group and indentify issues that may impact West Central, adding that the more they understand the community the better the development will be. Greenstone advised that they will keep the walkability and five plazas for the five tribes. They have asked a planner to take a look at the development of the courthouse and mall. Breathtaking points all along, trying to get consensus on some points expand Veterans park and create a possible cultural center. They want to get moving and get on track, get people to

take it for real that it is happening. Investment in the community is huge and value will go up causing perhaps even boarded up buildings to be redeveloped. Greenstone gives their full support to this planning committee and will be in attendance in meetings. They also invited us to come see the quality of work they do. They want ideas from us and believe that neighborhoods evolve. Greenstone wants to see affordable housing and the average sale price is \$177,000 in Spokane. 80% of their houses will be under \$280,000. We will get the main road first, start with housing and commercial at same time. Start 60 units adjacent to maple moving west, 100 units a year, 6 to 8 years for the project. Grant money for moving forward with cent trail. Do not want that to wait 10 years. Commercial, will be 250,000 office, 150,000 commercial ½ the mall at Riverfront Park. Need to get it shovel ready, 3 years to get through the process just to get buildings up, planning city approval process in 2010. Greenstone said that they will not restrict residents from walking the river. They want to abandon Ohio Street and make it a Centennial Trail corridor. Brenda brought up the fact that we have used CD funds to get in that area on ohio and accessibility is still very important. Jason adds that they have abandoned the proposal on Maple Street Bridge for an interchange. Less traffic in rest of community reduced by 2/3, offsite mitigation. Annette brought up beautification will they try to build ageless, architectural diversity? Greenstone wants to be innovate and diverse, but there is a reality, codes require a lot more, they do have a style, some green builds and environmental issues. They will build energy star homes and will try to be conscious of the diversity West Central has in its housing.

VI. Overview of Summer Walking Tours

A. Kelly had a wonderful CD to show us with pictures of our walks.

VII. Good of Order

Greenstone will be at the regular council meeting in 2 weeks.

VII. Adjourn

Kaye motion, George second, motion carried adjourned at 8:27PM