

# West Central Neighborhood Planning Minutes

February 4<sup>th</sup>, 2010

Meeting Held At The Native Project at 6:30pm

## I. Welcomes and introductions

**Attendees:** Kelly Cruz, Jen Hussey, George Craig, Kaye Turner, Jenny Mele, Jason Wheaton, Cara Weidert, Toni Lodge, Brenda Corbett, Annette Owen, Jessica Ryan, Mona Rezvani, Amy Boudinot, Matt Reeves, Tyler Troutman, Cameron Johnson, Darrin Greichin.

## II. Approval of January minutes and February agenda

George made a motion to approve the agenda and meeting minutes from January, JoAnn seconded, motion passed.

## III. Housekeeping

Greenstone: Next Wednesday, Greenstone want a few minutes at the end of council for questions from their previous presentation. Greenstone is working with city and they do have a goal to work with the city, currently they are trying to resolve disagreements, with road standards seeming to be an issue. On their website they are updating any changes. They have met with a number of city council people and are presenting legislation to create a sales tax that will support a 60/40% with 40% of this money going to the West Central Neighborhood. Jason advised that the state is already looking at this legislation. Greenstone will be one of the largest development the city has ever seen and it will generate a lot of sales tax. Projects will need to be identified in order to get the money. Projects should be as broad as possible for 25 years of LIF. This will take quite a few years. Will this help social services at all, because social services are suffering greatly? Contact Chris Marr and Lisa Brown to let them know our opinions, it is for HB2965 and Senate Bill 6609.

## IV. Subcommittee Reports

LGC – met 1/21/10 at Brenda's, they are working on the strengths of the SWOT, and want to engage agencies to solve problems, engage Spokane Transit Authority to offer education and information. They want to meet with Martha Lou and develop policies to eliminate threats to housing. They are working on creating fees to inspect rental properties. Invite code enforcement to meet with them. Offer free breakfast and lunches. Educated on police priorities. Work with public safety ext. They talked about wanting to be advised when there is a threat nearby and the fact that they should be notified for this. They will not be addressing drop-out rate as this is being tackled by promise neighborhoods.

Work with outdoor information for more signage etc. They also want to encourage REI join the planning group. The next meeting will be 2/25/10 @ 6 PM at Brenda's house. George, JoAnn, and Jobie are going around the neighborhood and taking pictures for code enforcement, George is reviewing a rental document that Jason gave him. Hazards of rentals ect. Does the building have an adverse effect on the neighborhood? This is subjective and will be put on a cd for viewing. Education and assistance for people in the neighborhood. Need a legal criteria for this project. Need a policy for business.

Econ- Kara Wiepert Fred Houk gave a present on SNAP and the start of businesses in West Central. Discussed proposal of establishing an antiques district, they are addressing the parking situation at Mallon and Monroe, industrial area on Ash to Sinto to reduce traffic by park. They are still working on defining their goals. We need to get some data to establish the why an antiques. The next Business Association will meet 2/10/10 12 to 1 pm @ Indaba coffee shop. The next Economics meeting will be 2/19/10.

Kara – SNAP – 10 years ago started a business department to get grants and then they give the money away. They have an array of products available. Green businesses that are sustainable. Helped with E. Sprague vitalization, November will be moving over to West Central. She is here to help small businesses get started or help existing businesses all is free except the loans. They can help people get their credit repaired. Match program etc. 95% of these people support their own families, they do not necessarily hire people. Some funds no income eligibility. Majority of the businesses supported are Adult homes, restaurants, cleaning services, auto repair. Have \$18,000 of stimulus money, can give out \$1,000 to help start or buy a piece of equipment.

## **V. Visions and Action Plans**

This is the last meeting that groups will be meeting? Others feel that we are not ready. We need to move on with the SWOT. Lets wait until March to decide. But we may not need to do them all. In looking through the SWOT city planning has a check on every line. This group is very important to the planning process. George objects to any kind of a time constraint to these committees. Public Safety and Promise Neighborhoods also involved in social services. Plan does not have to be done, but the city wants it done by June approved by September. Land Use and Zoning should be started. Not ready to end these committees. But we need to add another one. Open up land use and zoning at the regular planning meeting.

## **VI. Planning design presentation by Darrin Greichin**

Formerly with the city, now teaches architecture at Washington State university. He introduced the graduate studio students. They want to look at the Kendall Yards site as an exercise in urban design. This will prepare them for what they

will see in practice, ie large scale urban planning. Kendall yards is a unique and import to West Central. It should be threaded into the neighborhood and not attached. He has asked the students to be out in the neighborhood measuring, taking pictures, creating an inventory. They have read the comp plan, the West Central assessment, and the gorge plan. He is pushing them hard to get up to speed and they have a series of questions they wish us to answer. They have created a gmail site that includes a list of the questions. People who are engaged in the neighborhood will have answers to these questions. It is a formidable list of questions, but they all have merit. They are asking us to pick one or two. They want to take a look at Kendall Yards with new eyes and make a new master plan. How can we explore sustainable development with a regard to the environment. Create and inventory for different ideas. They want to get together with us to talk about information.

- 1. What is the most difficult aspect to contend with for West Central?:** public safety and blight, cheap constructed housing with no arch integrity. Incorporate old housing into new houses. Oldest neighborhood in city, Spokane tribes camped on the ground way before the town was ever here. This is a cultural place and how do we reconcile this sacred place with houses etc. Massive gentrification in the next 15 years as the development occurs. At risk individuals; elderly etc. We have a lot of vacant buildable lots some even with substandard housing. 2 or 3 separate plan sets, pre-approved by the city. Just need permits ready to go. Overall urban design for next class that is needed. Things in the SWOT that will help. Send them the SWOT. Economic concerns of the hood. We are now in a further decay because of the railroad pulling out. Bridge and Ohio separation of the neighborhood. Historic business districts (West Broadway). Overlay zone cut lots in half, two row or town houses.
- 2. How does the neighborhood feel about density and mixed use in the neighborhood?:** retail has been a part of this since the beginning of the planning process and the neighborhood itself. Every few blocks we would encourage and support retail development. Work on non-conforming uses and make corners retail. Do we fear cannibalization with Kendall Yards if they have these businesses as well? No. As a neighborhood we are service deprived, we have to drive out of the neighborhood in order to get the majority of our services. Neighborhood was suburban and mixed in nature. Density has been downscaled immensely. As a community how do we feel about density if it was 5 stories would we feel bad? Problem will be if they go vertical, but the edges have softened. Massive issue of traffic if density is increased. Mixed income is also important. Surge project Broadway street phase. What we see today will be different then the outcome. We need to make a commitment to a vision in order to get people to come over the bridge. Even though hypothetical situation, hear what people are saying and take it to professionalism in the students future. People have lived in this hood for generations. We have problems, but we love it here.

**Students Response:** What did you see? Derelict housing, do not want Kendall to be a separate neighborhood. To achieve integration do not have to build the same. New develop is not just solid housing. It will include businesses, parks, open spaces and housing. Integration is a key aspect. Some architectural components should be integrated. Modernized updated version that somewhat integrates with the hood.

**Have the students learned anything, what will you take home:** we like density, observations about neighborhood reaffirmed: public safety, landlord, derelict houses. We have an idea of the problems, but deal with the practicality, we have some policies against us. Hearing about what we need and what we would like to see for businesses. SWOT concerns are similar. Individual's perspective – craftsmanship of the houses and buildings. There is a voice behind the thoughts, we do care.

## **VII. Good of the order**

3/4/10 next meeting

Look at the house on W. college 1806 or 1808, house is awesome!

## **VIII. Adjourn**

George motioned to adjourn, Adjourned 8:49 PM