

West Central Neighborhood Planning Agenda

November 4th, 2010

Meeting Held At Native Project at 6:30pm

I. Welcomes and introductions

a. Please sign in: Jason Wheaton, Lauren Benson, Kaye Turner, Brad Chinn, Toni Lodge, Larry Swartz, Tirrell Black, Kelly Cruz, Rob Zimburean, Jessica Ryan, Luann DeWood, Don Higgins, George Craig, Dan Herbers, JoAnn Stewart, Bonnie MCInnis, Dr. Marcus DeWood.

II. Approval of October minutes and November agenda

Modify agenda to say 4th, George moved, Luann seconded, approved. George moved to approve minutes and agenda, Don Higgins seconded.

III. Housekeeping

a. December meeting agenda: Next step urban design, but maybe we should move to transportation. Someone should come from the city to talk about transportation use, maybe SRTC as well. Parking should also be on the agenda as well. (Ray Ryan), Eve Nelson at SRTC. George moved to approve and Don seconded.

b. January meeting date: For January we should discuss Bike/Pedestrian Issues. Keep meeting on the 6th.

IV. Land use solutions

Group Discussion: Tirrell did send Kelly a list of consultants, but it was not sent out to the whole group. Copies are available of their information are available at the meeting. Not quite there yet for a consultant, still want to get ideas down. Kelly brought up George's four corners idea that had some minor changes to the zones. Please review maps on wall for additional information. George's idea is supposed to encourage business development. Red Commercial use, businesses in neighborhood purple on Broadway and Boone. Yellow (add retail), 3000 square feet? Dean and Chestnut (Jennings Property, another Neighborhood Retail, node concept (4 corners). Kelly proposes changes to HD 35 Ash to Chestnut area. CDB 6 is a change as well. Housing that is single family in that zone is still very vibrant and many remodeled, his idea is to shrink down that area from Bridge to Boone and Chestnut east to Oak. Drive up 395 to Hatch and you will see a perfect example of 35 (apartments). When we move to rezone, property owners will come to express their thoughts. Maxwell is an idea, it is not already zoned. Historic change of use permit in the code. Jason still wants to see something on Boone and Broadway. Jason brought up the fact of the Flying Goat and how it has affected the neighborhood, we must think of uses and parking, etc. should we vary the land use regulations. Jason: City of Bellingham Planning. Ken Pelton with the city found this information and they have used it for the infill committee. What is the work product? This could be a pathway to a work product for us (see Jason's handout). Bellingham has 24 neighborhoods, similar to Spokane. Each neighborhood was viewed as its own neighborhood. They started out with a document for each neighborhood. Roosevelt neighborhood in Bellingham is similar to West Central. They talk about the character and the neighborhood as a whole. They went through and identified infrastructure, parks, open space, pub facility, sewer, schools, similar to SWOT. After broke it up to 16 areas and looked at transitions, like industrial. They made specific recommendations and after that developed a series of aerial maps, did a base map,

circulation (identify corridors and traffic issues), comprehensive (noted the 16 areas), current land use (identified uses), zoning. Jason feels that this is something that the consultant can help us with, we need to drive the consultant; not vice versa. What do we want to do, what do we want to allow? Tirrell announced that the consultant books are available along with the projects that they have worked on. They are a few years old. Toni asked if we are bound by them. Do we have to use the consultants or students from the university? Supposedly we were told in the beginning that if we found someone and later they were vetted by the city we can use them. For Toni there were a few things that were missing with regards to possible Consultants as there is nothing about diversity or eclectic neighborhoods, i.e. people first, roads last. Is this a technical process or a people process. We have money issues and that is a concern. We need to see some action. It is also about how we get the community together. We are specific about we want and we need to maintain that. How do we blend diversity? Infrastructure will not work with the people are not behind it. We still have to set a template, progressive land uses and thinking further into the future, we do not want to cap ourselves and then have to rebuild. We still have to have the users to support the providers. It does not matter how well we plan, growth will only happen where people can afford to build and be successful. Our land value is awesome and we should be able to utilize this to our advantage. Back to the human aspect, we do not want to see people pushed out ie gentrification, making it too expensive to live in. What are our standards? Let people know what we will not stand for (crime, garbage, code violations). Don brought up incremental inclusion; let people come into the planning process as it affects them? Don would like to hear about successes with developers about inclusion. People may never say anything unless it is right in front of them. Bonnie advised that we do have a transient neighborhood, but people want to see results and we do not see them. We have complained again and again and things are still not being done, concerning code. We need to get the word out to others, before it is too late. Tirrell explained the process for notifying people of proposed land uses. It is a 30 day process with the costs being carried by the applicant. We do not have the services to support people staying in the neighborhood and people have to go out of the neighborhoods for these services. We need to articulate this into a plan? We need to talk to the planning commission first and let them hear our voice. We need to break-up the map. It should be a concurrent process, not just planning but also community activism. Opportunity will bring success. Tirrell suggested a visit with the neighborhood action committee as they have several groups that can help. Tirrell suggested to figure out the ranking from the SWOT. Bring out pie charts, what can the city help us with. JoAnn suggested that we do maps. Kelly thinks that we still need to focus on traffic/transportation. We have all the data we need. We need to take things to the next level, i.e. planning commission and city council. What do we want this community to be? We need to make things a public issue and start making waves; such as developing an overlay zone and stricter code enforcement rules. Look through packets who we want. Next two months look at recommended consultants. Larry brought up the streetcar/trolley system need to be involved and the idea of a master plan (50 years). Jen made a motion to talk about transportation in December and then have top three candidates for consultants in January. Discussion ensued, do we need transportation? We need a mission statement and vision first (Toni and Lauren). Five voted for and five voted against. Motion was restated and a vote occurred again, with the result of ten for and 2 against, with one abstention, the motion passed. We should create a document that informs the consultants about what we want, vision and goals. Should it be a value based missions statement or a land use mission statement. Call a meeting between now and December meeting. Bonnie moved that we call another meeting, seconded by Larry.

VI. Adjourn: 9:00 PM