

A FOOTPRINT TO THE FUTURE



WEST CENTRAL NEIGHBORHOOD CITY OF SPOKANE, WASHINGTON

NEIGHBORHOOD ACTION PLAN

.....
MAY 2012

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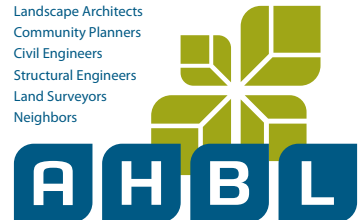
WEST CENTRAL NEIGHBORHOOD CITY OF SPOKANE, WASHINGTON

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..... MAY 2012

Graphics Prepared by:

Landscape Architects
Community Planners
Civil Engineers
Structural Engineers
Land Surveyors
Neighbors



Tacoma - Seattle - **Spokane** - Tri-cities
827 W. First Avenue, Suite 301, Spokane, WA 99201
Tel 509.252.5019 www.ahbl.com

ACKNOWLEDGEMENTS

West Central Neighborhood Stakeholder Group

Kelly Cruz, Co-Manager
Rhosetta Rhodes, Co-Manager
Jen Hussey, Secretary
Toni Lodge, Treasurer
Louise Stamper, Communications

Luaren Bensen
Brenda Corbett
George Craig
Marcus Dewood
Luann Dewood
Bobby Enslow

Daniel Herbers
Kay Howard
Jenny Mele
Bonnie McInnis
Annette Owen
Melissa Owen
Sister Ann Pizelo
Larry Schwartz
JoAnn Stewart
Kaye Turner
Jason Wheaton

West Central Partners

Whitworth University
Rhosetta Rhodes

City Of Spokane – Bicycle & Pedestrian Coordinator
Grant Wencel

Consultants - AHBL, Inc.
Len Zickler
Craig Andersen
Alex Mann

City of Spokane - Community Development
Mike Adolphae
Kevin Brownlee

City Of Spokane - Neighborhood Planning
Scott Chesney, Director of Planning
Jo Anne Wright, Program Manager
Tirrell Black, City Planner

Greenstone Homes
Jim Frank
Jason Wheaton

City Of Spokane - Traffic Engineering
Ray Wright
Bob Turner

9.9 Project- Greenstone Homes
Jessica Ryan
Tyler Troutman
Rob Zimburean
Darrin Grechin

City of Spokane

David Condon, Mayor

City Council
Ben Stuckart, Council President

Mike Allen
Mike Fagan
Nancy McLaughlin

Steve Salvatori
Jon Snyder
Amber Waldref

A Message from the West Central Neighborhood Planning Stakeholder Team

For almost three years, a dedicated group of Stakeholders including neighborhood residents, business owners, and government agencies have worked diligently to develop the West Central Neighborhood Action Plan (the Plan) that provides a footprint to the future for West Central. The Stakeholder Team and Whitworth University have labored to identify major problems the neighborhood faces (as they relate to the City Comprehensive Plan) and to propose solutions that address the problems.

Key issues in the Plan address the preservation of single-family housing and providing for multi-family development. The Plan also discusses ways to encourage business, retail, and office development in our designated Neighborhood Centers.

Through the Plan we want to explore ways to guide development that promotes new jobs and housing opportunities in West Central. We want to support affordable housing and business while at the same time reducing the negative impacts of increased traffic. We want to preserve our historic housing stock and provide the ability to build new housing that is architecturally complimentary with the existing housing in the Nettleton Historic District.

And finally, we Stakeholders want West Central to be a safe and secure place for residents and visitors, to be economically and socially diverse, and to have a strong and positive identity.

Through the efforts of the Stakeholder Team we hope to provide a plan that truly is a footprint to the future.

On Behalf of the West Central Planning Stakeholder Team,



Kelly Cruz,
Co-Chair – Stakeholder Team
Chair – West Central Neighborhood Council

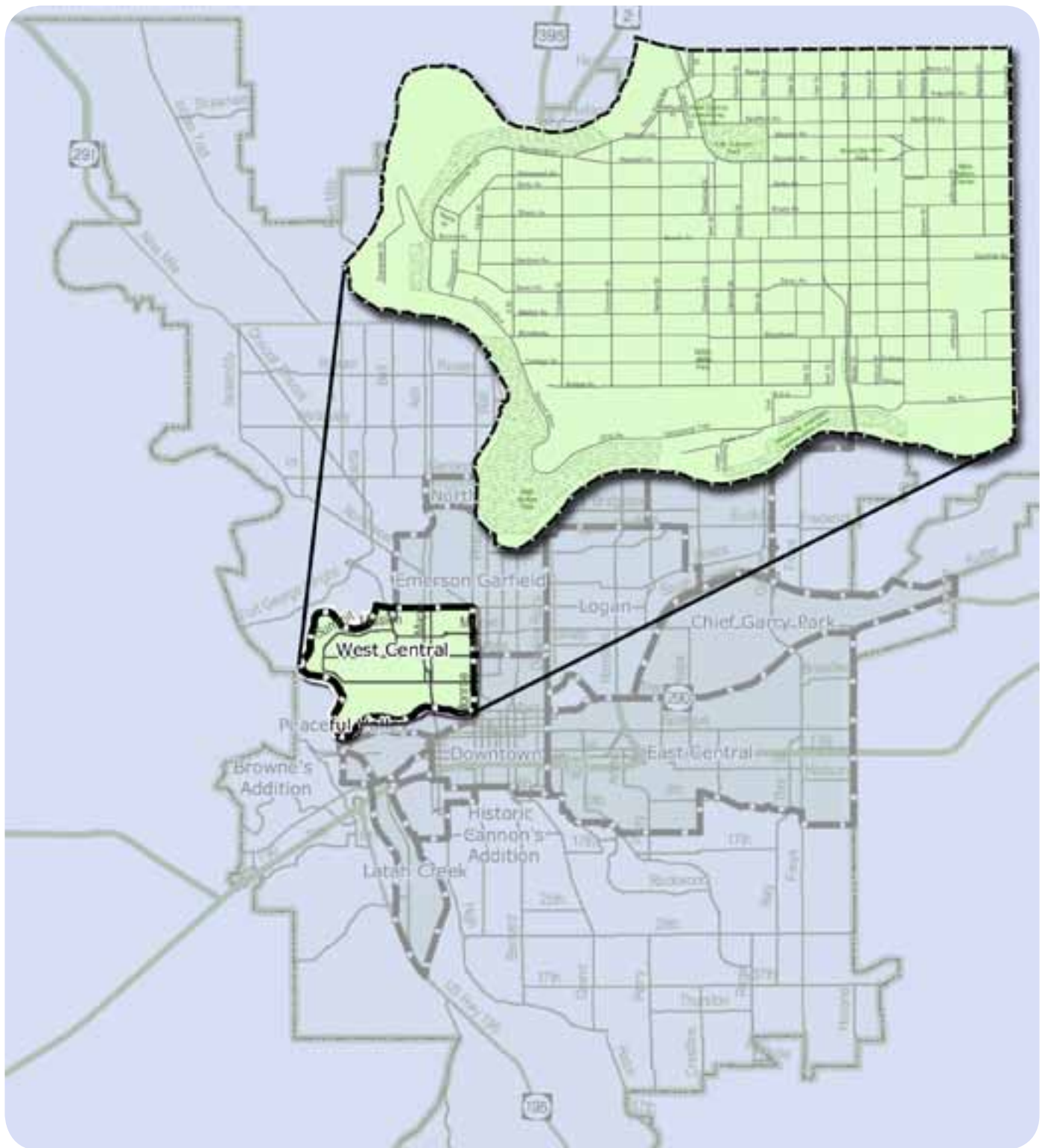


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WELCOME TO WEST CENTRAL

Introduction

The purpose of a neighborhood action plan is to identify issues that are of concern to the residents of the neighborhood, and to devise strategies for addressing these concerns. In conjunction with broader policies and implementation measures contained within the City of Spokane's Comprehensive Plan, the neighborhood action planning process is intended to protect and enhance livability within specific neighborhoods, as well as to help fulfill overall community visions and to create a more livable city. More specifically, neighborhood action plans are intended to:

- Promote collaboration between the City and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
- Create a “sense of place” within the community by identifying and developing the assets within each neighborhood.
- Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
- Achieve sensible and coordinated project and program planning within each neighborhood and between all the city's neighborhoods.
- Strengthen neighborhoods.

The purpose of the West Central Neighborhood Action Plan is to lay the foundation for eventual integration of neighborhood needs into the City's planning and funding programs. The general policy statements included in the Action Plan may also be used by the neighborhood, City Staff, and City Council to guide future decisions.

Neighborhood Vision:

“West Central should be a safe and nurturing community that provides a diversity of social, recreational, educational, and cultural opportunities for all ages. A strong, positive identity will be furthered by constructive community events and activities.”

West Central Neighborhood History

In 1887, The Spokane Falls Review wrote about the land that would become known as the West Central Neighborhood: “This high level plain slopes gently on both sides to the river bank. From every portion a view of the city and surrounding country can be obtained.” When Colonel Jenkins first homesteaded in the area in 1879, West Central was a wilderness only reachable by a simple ferry. Those who dared to go across the river fell in love with the view and saw potential in the land.



FIGURE 1 - THE SITE OF AN ORIGINAL HOMESTEAD HOUSE ON WESTPOINT ROAD. (PHOTO BY KELLY CRUZ)

Visionaries like William Pettit, Hiram Muzzy, Colonel Jenkins, and the Nettleton family saw potential in the land across the river. William Pettit was an integral figure in creating what is now West Central. He believed, “that the city would enjoy a rapid and substantial growth” (Lewis). Spokane experienced rapid growth in the mid- to late-Nineteenth Century that required residents to seek other accommodations across the river. Hiram Muzzy came to Spokane in 1880 eager to prove his pioneering spirit. Eight years later he earned his homestead patent and quickly platted 160 acres into more than 500 city lots. Muzzy then sold his lots to other local developers and many of Spokane’s aspiring newcomers.

William and William O. Nettleton saw the greatest potential in the development of a neighborhood. In 1887, William Nettleton bought 278 acres at \$100 an acre and platted the property. The Nettletons had faith in the burgeoning city of Spokane and in the natural beauty of the river that surrounded the neighborhood.

By 1909, life in the West Central Neighborhood was booming. With Spokane’s continued growth, residents had begun to spread across the banks of the river and sought to live in Spokane’s newest suburb. West Central at that time was a destination point for the up-and-coming middle class.

By the 1930’s, much of the neighborhood was established, and West Central was celebrated as a neighborhood with a wide variety of architectural styles. From Queen Anne-Victorian to Craftsman and Bungalow to Cottage Style, these houses celebrated the different architectural styles that make up West Central. As houses came so did businesses, and well into the early 1960’s there were stores and businesses of every kind to cater to the needs of the residents in the neighborhood.

During the late 1800’s and early 1900’s the Northern Pacific Railroad and Union Pacific Railroads built routes through the neighborhood. As part of the Union Pacific route, a long high trestle was built at the southwest edge of the neighborhood to cross the Spokane River. Union Pacific also constructed a rail yard at the western edge of the neighborhood. A spur line was built from downtown Spokane and ran diagonally northwest through the neighborhood to Fort Wright. A portion of the tracks can still be seen from Ash and Sinto westward. By the early 1970’s these rail routes were abandoned and some areas still remain vacant awaiting development.



FIGURE 2 - TOP RIGHT: DOYLE’S ICE CREAM SHOP (CRUZ)
FIGURE 3 - BOTTOM LEFT: HISTORIC HOMES IN NETTLETONS ADDITION (NW ROOM)
FIGURE 4 - BOTTOM RIGHT: RAIL YARDS ALONG THE SPOKANE RIVER IN WEST CENTRAL (NW ROOM)

Like other neighborhoods across the country at the time, West Central was first platted with street car lines, many of which included something spectacular at the end of their line. West Central was no exception and had an amazing amusement park that existed for more than half a century. This park was located where Boone travels to its end, the end of the line. First known in 1889 as “Ingersoll’s”, the park was later reopened as “Twickenham Park”. It featured a forty-piece band and people traveled for miles to hear them play.



FIGURE 5 - THE MUZZY MANSION. (PHOTO BY KELLY CRUZ)

In 1893 the Spokane Street Railway, a part of Washington Water Power, bought the whole park and expanded it into an amusement park patterned after Coney Island. Renamed Natatorium Park (named for the large swimming pool built in the park), it quickly became the recreation destination for Spokane residents. In 1909, the Looft Carousel (now located in downtown Spokane at Riverfront Park) became a centerpiece for the park. At its peak, Natatorium Park featured a heated indoor Olympic-sized swimming pool, amusement park rides, roller-coasters, miniature rail-road rides, and a baseball park. With the loss of rail car lines in 1939, and the advent of television in the 50’s, the park slowly faded from popularity. Natatorium Park was finally closed and dismantled in 1968 (2000, Discovery School).

In addition to many nature parks and trails, such as the Hamblen Conservation Area and High Bridge Park, West Central has A. M. Cannon Park (located on Maxwell). Established in 1912 to bring enjoyment to the neighborhood children, it originally boasted playground equipment, a baseball field, tennis courts, sand

boxes, and a wading pool. In 1929, a larger pool was built and AM Cannon Park became one of the more heavily used parks in the city. Today, it has even more amenities, such as a beautiful new basketball court, a picnic shelter, and an amazing water park.

West Central has changed along with the times. People realize that West Central’s amazing legacy of turn-of-the-century homes is a welcomed and valued addition to Spokane and a gift to turn of the century craftsmanship that cannot be repeated. In 2005, the Nettleton’s vision became a reality when their Addition was placed on the National Historic Register. As a result of the Nettleton’s fortitude, The Nettleton Addition is the largest historic district in Washington State. Comprised of beautiful homes, this streetcar neighborhood was perfect for the many people who work in the city, but still want to maintain a connection to nature and history.

-- Narrative by Jen Hussey

Sources:

- [The Spokane Falls Review](#)
- “A History of West Central” Maria Lewis
- [The Spokesman Review](#)
- [The Northwest Museum of Arts and Culture](#)
- http://en.wikipedia.org/wiki/Neighborhoods_in_Spokane,_Washington
- http://metrospokane.typepad.copm/photos/west_central/finch.html
- <http://natpark.org/>
- <http://www.discovery-school.org/natatorium.html>

Planning in West Central

In late 2007, the City of Spokane set aside funds for twenty-six neighborhoods in the City of Spokane to use in developing plans that would improve their respective neighborhoods. Some neighborhoods chose to undertake specific project planning and some focused on specific areas such as parks or transportation. In February of 2009 a group of West Central residents met to start the current neighborhood planning process for West Central. Early on in the process, the West Central Planning Group chose to pursue a comprehensive “Center or Corridor and Neighborhood Planning” process from the City’s Neighborhood Planning Guidebook that included as many elements as possible to develop a broad vision for the community.

At the first stakeholder team meeting, Mr. Kelly Cruz, a neighborhood resident, and Ms. Rhosetta Rhodes from Whitworth University, were chosen as the stakeholder group co-chairs. After a review of the previous neighborhood plan completed in 1986, the stakeholder team chose to focus on an updated neighborhood plan. The first thing the team decided to do was focus on neighborhood assessment surveys. With the help of Whitworth University students, the stakeholder team conducted a small survey of neighborhood residents to see what their desired outcomes would be for a neighborhood plan. The student team then proceeded to create a SWOT (Strengths, Weaknesses, Opportunities,

and Threats) analysis. Once the SWOT was completed, the team was able to move forward in identifying what would be needed to create a successful plan. Several stakeholder team sub-groups were formed to conduct research and bring forward ideas to the overall process; these included subjects such as economic development, social health, leadership, and government and citizenship. The sub-committees met outside of regular planning meetings and made a report at each scheduled planning meeting. They met for several months until enough information had been gathered to move forward.

Compiled By Jen Hussey

City of Spokane’s Neighborhood Planning Program

In 2007 the City of Spokane City Council allocated \$500,000 for neighborhood planning funding. In a process involving the Community Assembly, City Administration, and the City Council, today’s neighborhood planning process came into being.

Twenty-seven neighborhoods throughout the City share the fund, allowing approximately \$21,000 each for neighborhood planning.

Six neighborhoods proceed with planning at one time, so as not to overload City Planning resources. This cautious schedule was to provide benchmarks and “lessons learned” for successive neighborhoods.

Neighborhoods can choose either “Project” planning (around specific projects) or “Strategic” Planning (long range statements of objectives and goals).

As part of West Central's planning process a neighborhood assessment was complete in 2005 using 1990 and 2000 census data, meetings with neighborhood residents, and City staff. At the time this NAP was prepared, information from the 2010 census was not available.

The 2005 Assessment Report provides several statistics that give a snapshot of the neighborhood. Additional information obtained from census tracking sources, like *www.city-data.com*, offer a more thorough review of social, economic, and housing factors of the neighborhood. Most census data is organized by zip code. West Central has two zip codes (99205 and 99201) used for statistics that extend outside the political boundaries of the neighborhood and consequently, figures provided represent a total area larger than the neighborhood boundaries.

Population

This inner city neighborhood was platted in the early Nineteenth Century with smaller lots typical of developments created before World War II. West Central comprises about 4-percent of the City's population contained in approximately 3-percent of the City's land area. This indicates that the neighborhood has a slightly higher density than average for Spokane.

According to the popular census statistics web site, *city-data.com*, West Central has a population of 8,765 residing in 2.34 square miles. The median age of males and females are 30.5 and 34.0 years old respectively. The average household size is 2.4 people, the average family size is 3.1 members, both values are slightly higher than the averages for all of Spokane.

Residents of Caucasian race make up almost 85-percent of the neighborhood population. Other races in the neighborhood include Hispanic (4.7%); Native American (4.5%); Black (4.1%); and Asian Pacific Islander (2.3%). The neighborhood is more racially diverse than the City as a whole.

Education

The educational levels of West Central's residents lag behind that of Spokane, which in turn lags behind the rest of Washington State. Of residents that were over 25 years old in West Central, only 77-percent had a high school education or higher. This was lower than Spokane's rate of 88-percent. Only 8-percent of residents in West Central had an associate's degree compared to almost 10-percent in Spokane. In West Central, eight percent of residents had a Bachelor's degree or higher compared to Spokane with over 25-percent. Census data from 2000 indicates that eleven percent of Spokane's population had less than a high-school graduate level of education. In the 2009, Washington State had a high school dropout rate of 19.4 percent compared to Spokane Schools 28.7 percent (*cisw.org*).

Income

According to *city-data.com*, the 2009 median household income in West Central was \$24,918 which is over \$14,000 less per year than the Spokane median of \$38,939. Compare that to the \$55,458 State median household income and it quickly becomes apparent that there is a large margin for improvement in West Central income (OFM).

Sources

- 2010.census.gov
- www.city-data.com/neighborhood/West-Central-Spokane-WA.html
- <http://spokane.cisw.org/about-us/dropoutfacts>
- <http://www.ofm.wa.gov/economy/hhinc/medinc.pdf>

What is next for West Central

Planning work for West Central will continue using this Action Plan for guidance. Accomplishing the action items set forth in this Plan will require dedication, patience, and perseverance. Many actions will take years to finish. In the near future, West Central will need to:

- Further refine priority issues, studies, projects, and actions.
- Assign responsibility to individuals to track and manage projects.
- Identify partners.
- Establish clear goals and objectives with realistic timelines for actions and projects.
- Estimate costs to complete studies, actions, and projects.
- Identify possible funding sources; assign responsibility for liaisons for funding sources and grants.

PRIORITY ISSUES & SOLUTIONS

The following issues identified as having a rank 1 were considered by the Stakeholder Team to be most important. Rank 2 and 3 issues were somewhat less important, and issues in ranks 4 and 5 were considered least important. Priority was assigned by the Stakeholder Team for each issue without regard for the time frame within which action steps can realistically be accomplished and without concern for whether funding sources can be practically identified. Accordingly, it is possible that a higher priority issue may not be realized for many years. In contrast, some low priority issues could be potentially accomplished in a relatively short amount of time without significant capital expense.

Issue Rank 1

Land Use

In order to realize the potential of the neighborhood, West Central seeks to encourage Commercial and light-industrial business investment in the neighborhood. The City should seek ways to enforce land use regulations in RSF zones, and be able to apply land use regulations to non-conforming land uses (i.e. residential uses in industrial zones).

Transportation

Additional opportunities for bike lanes and multi-modal transportation options in and connecting to the neighborhood should be explored to maximize West Central's proximity to downtown and provide low-income families with a greater ability to function without the cost of an automobile.

Community Facilities

Funding for maintenance and improvements for the neighborhood community centers is important. Ensuring they are adequately funded is a high priority for West Central.

Housing

In an analysis of City permit data by students from WSU, findings suggest that not enough opportunity is provided for home ownership within existing neighborhoods. The analysis suggests that the City find ways to encourage home ownership and development in "in-fill" neighborhoods such as West Central.

Design & Historic Preservation

West Central's historic streets and housing stock (i.e. Nettletons Historic Addition) are essential to the character of the community. These special places as well as the many public spaces in the neighborhood need additional attention and investment to prevent deterioration, increase safety, and enhance the character of the neighborhood.

Parks, Recreation, & Open Space

West Central benefits from a large amount of open space for recreation. Unfortunately, there are few areas of vacant land available within the neighborhood for more active recreational amenities. Therefore, West Central needs to concentrate on enhancing and protecting its rich open space areas.

Issue Rank 1, continued

Social Needs

In order to combat high school dropout rates, drug and alcohol abuse, and gang activity, West Central needs to develop a safe and nurturing community that provides a diversity of social, recreational, education, and cultural opportunities for all ages.

Economic Development

A strong West Central business community is desired to support existing business and promote and encourage economic investment and activity in the neighborhood.

Issue Rank 2

Land Use

Many areas in the neighborhood have non-conforming land uses.

Transportation

Businesses and residences along the Maple/Ash corridor and in the Spokane County Campus area would benefit from additional parking and traffic load accommodations. Several intersections along Maple/Ash including, Gardener, Boone, and Maxwell are considered dangerous by West Central residents.

Community Facilities

There is a shortage of basic and emergency healthcare services for lower income residents in the neighborhood.

Housing

West Central should capitalize on the current growth in the neighborhood to increase revitalization and private investment in the neighborhood. This means returning more structures in the neighborhood's housing stock to owner-occupied residences and providing other opportunities for low-income and subsidized apartment residences.

Design & Historic Preservation

Key areas within West Central need improvements to provide a positive sense of arrival and place. Improvements should be unique to West Central and give a sense of pride in the community. Key arrival points include northbound at the Maple Street Bridge, Broadway at Monroe Street, and Pettit Drive at Indiana.

Parks, Recreation, & Open Space

West Central will greatly benefit from a complete Centennial Trail running through the neighborhood. The neighborhood should explore opportunities for other trails along the river that provide access to key points of interest.

Social Needs

Creating a positive reputation for livability will help West Central make the neighborhood attractive and desirable. The neighborhood should be considered a safe and nurturing community that provides diverse social, recreational, educational, and cultural opportunities for all ages.

Economic Development

Incentives need to be established that provide support focusing on small businesses in the neighborhood who employ residents of West Central.

Issue Rank 3

Transportation

In conjunction with other sections of the Action Plan, the streets, sidewalks, and streetscape amenities along arterials and important residential streets in the southern portion of the neighborhood would benefit from repair and improvement.

Community Facilities

West Central's schools have seen recent minor upgrades to their existing facilities. However, the neighborhood schools are at full capacity and deteriorating from age. West Central's residents want to provide more educational support for the neighborhood's children.

Design & Historic Preservation

The West Broadway Neighborhood Center is not fully developed. Within the neighborhood, the Plaza Center, located on Oak Street south of Broadway Avenue, needs to be completed with further expansion east towards the County Courthouse.

Parks, Recreation, & Open Space

As a key component of livability in West Central, parks and open spaces in the neighborhood need better maintenance, regular clean up, and safety improvements.

Social Needs

West Central has a lack of everyday local services that are easily accessed by the elderly, disabled, or low-income residents of the neighborhood. Services that are available are often difficult to access.

Economic Development

West Central has high unemployment rates and a high percentage of the neighborhood population falls below the poverty income level. Education may play a critical roll in these issues.

Issue Rank 4

Transportation

A.M. Cannon Park needs a pedestrian safety zone designated around it, similar to Manito Park.

Community Facilities

West Central's proximity to downtown Spokane and other amenities makes it an attractive neighborhood for empty-nesters and retirees. The neighborhood does not have adequate programs and support for anticipated demands.

Social Needs

Social service agencies are unaware of the services being provided within West Central.

Issue Rank 5

Social Needs

With West Central's diverse racial and socioeconomic population, there is a perceived issue with racial integration. The neighborhood should strive to create a community free of racial or social bias.

“Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s neighborhoods, protect the natural environment, and sustain the downtown area and broaden the economic base of the community.” - City of Spokane Comprehensive Plan

LAND USE

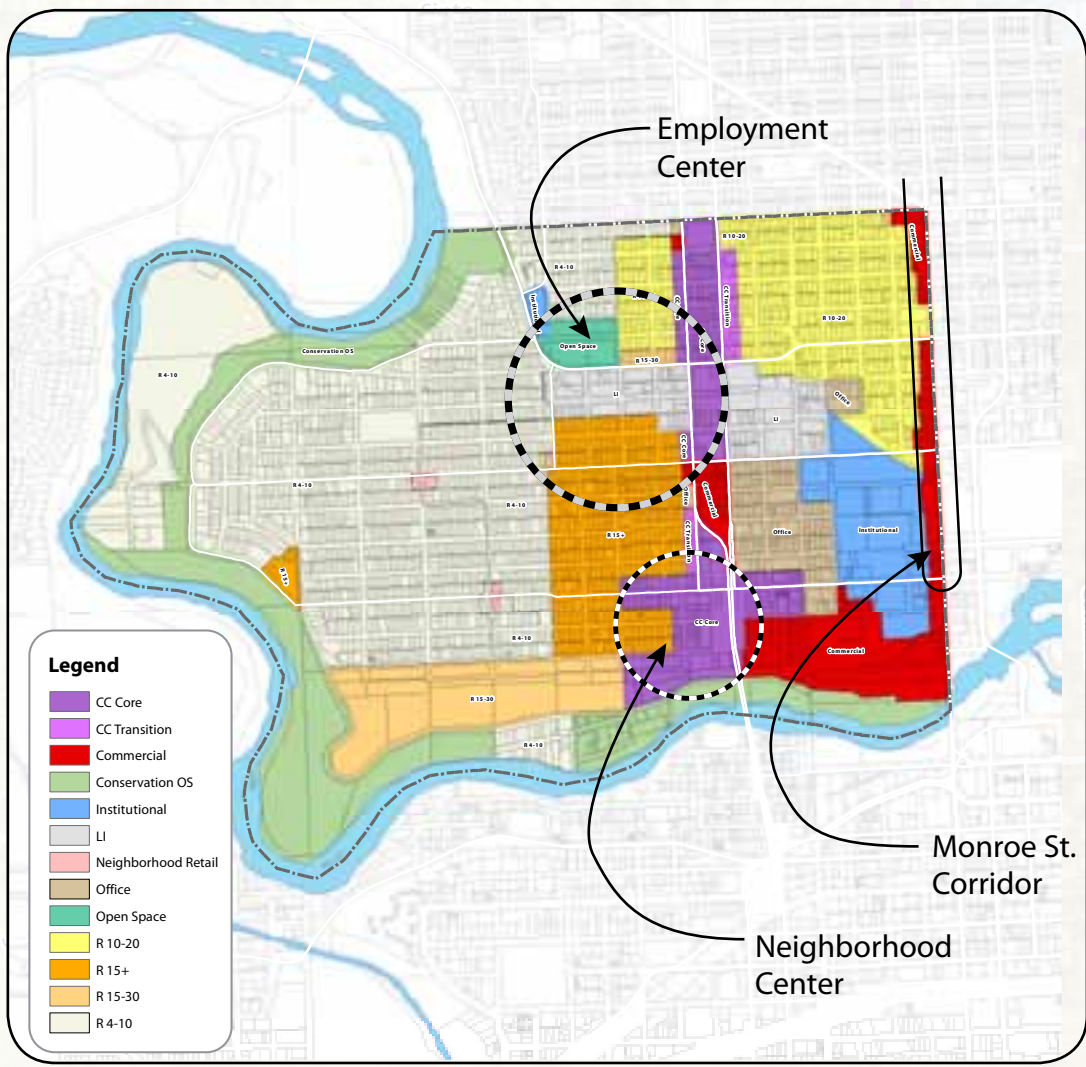


FIGURE 6 - COMPREHENSIVE PLAN DESIGNATIONS FOR WEST CENTRAL NEIGHBORHOOD

West Central has been actively involved in land use planning both before and since the adoption of the City of Spokane's Comprehensive Plan in 2001. First in 1986 when the neighborhood developed a Comprehensive Neighborhood Plan which was rescinded when the City adopted a citywide comprehensive plan as required under the Washington State Growth Management Act.

In 2001 the neighborhood was selected for one of the first Centers and Corridors planning efforts and undertook planning for the West Broadway Neighborhood Center from 2001 to 2003. As one result of that planning effort, a streetscape design was created in 2004 for West Broadway through a public planning process. Phase one street improvements along Broadway Avenue from Ash Street to Oak Street have been completed.

Phase two street improvements along Broadway Avenue from Oak Street to Elm Street were done in conjunction with the City of Spokane and the Washington State Department of Ecology as an experimental storm water control measure. Storm Gardens were created to divert and capture stormwater runoff and treat runoff along the street. This experimental garden won a national EPA award for innovation. Completion of phase two involves the installation of street lighting, which matches the lighting in phase one, and the installation of other street amenities such as trash receptacles and bike racks.

Phase three is in the planning and design stages and stretches along Ash Street from Broadway Avenue south to Bridge Avenue. Additional Broadway streetscape improvements are anticipated to be funded through the West Quadrant Tax Increment Financing District known as (WQTIF).

In 2005 a second neighborhood/sub-area planning effort was undertaken at Maxwell Avenue and Elm Street, a designated Centers and Corridors Employment Center. The land use in this area was changed to reflect center designation. At the same time as the Maxwell Avenue and Elm Street designation, the Nettleton's Historic District adoption took place and this area was re-zoned to the lowest residential density, which is Residential Single Family (RSF).

In 2007, planning for the last area designated as a corridor in the West Central Neighborhood was undertaken. This corridor, the Monroe Street Corridor, extends along the eastern edge of the neighborhood. Other participants in this planning process included the North Monroe Business Association, Downtown Spokane Partnership, the Emerson-Garfield Neighborhood Council and the Riverside Neighborhood Council. Some land use changes were undertaken along the northern edge of the corridor but traffic concurrency issues prevented significant land use changes from being undertaken along the entire corridor.

In 2009, the neighborhood decided to participate in another planning effort approved by the City Council in 2007. The neighborhood chose Track three from the City of Spokane Neighborhood Planning Guide Book which is identified as Centers or Corridors Planning and Neighborhood Planning. During this three year process (2009-2012), the stakeholder group held several meetings in which land use was discussed extensively. This report is a result of the 2009-2012 neighborhood planning effort.

Much of the discussion focused on the quality of existing buildings in the neighborhood. Of particular interest was a desire to see increased maintenance of existing homes and businesses as well as economic investment in homes and businesses which have deteriorated or been abandoned. Significant discussion also centered around the use of basic architectural standards in the Nettleton's Addition (the largest historic district in Washington State) in order to preserve the district's historic architectural fabric.

Another topic covered was change of use. There are a few existing structures that originally had a historic commercial use but are now designated by use and/or zoning as residential. Although this change originally occurred due to the adoption of the City's Comprehensive Plan in 2001, the Spokane Municipal Code does permit historic structures the possibility of "change of use" from residential to another use through the conditional use permit route (see chapter 17C.335, Historic Structures - Change of Use).

Land Use Issues, continued

An alternative route to accomplishing this is identified in the City's Comprehensive Plan, Chapter 3 Land Use. The following policies: Policy LU 3.2 Centers and Corridors, Policy LU 3.3 Planned Neighborhood Centers and LU 3.4 Planning for Centers and Corridors, mention it can be addressed through the neighborhood planning process. It should also be noted that these historic commercial structures are on arterial streets and are serviced by Spokane Transit Authority (STA).

In addition to the historic commercial structures, there are two small areas zoned Neighborhood Retail which contain vital walkable shopping to neighborhood residents. Bongs Grocery and Deli on Boone Avenue and Broadway Foods located on Broadway Avenue are examples of such uses which were mentioned as valued during discussions.

The neighborhood wishes to support these businesses as essential but also expressed the need for additional retail opportunities. A day care, bistro/coffeeshop, sandwich business, a barber shop, and a hardware store were some of the ideas mentioned for additional retail opportunities which would benefit the neighborhood.

The group viewed these as potential opportunities for re-energizing some of the historic business structures located along Broadway Avenue and Boone Avenue at Nettleton Street and Cochran Street (see land use issue 2).

Parking was also discussed by the stakeholder group, most of which focused around overflow parking by county employees from various agencies around the County Campus. Some of the solutions identified were the elimination of 10 hr meters and 1-1/2 to 3 hr limit parking radiating out from the County Court House. Also mentioned was the possible location for two parking structures to address the overflow parking from the County Facilities Building into the neighborhood (see transportation issue 2).

Another concept discussed was the creation of high density residential in the area bound on the south by Boone Avenue and on the north by Mission/Maxwell Avenue, on the west by Maple Street and on the east by Monroe Street. This concept was identified because it puts high density housing between three Centers and

Corridors, Monroe Street to the east, Broadway Avenue to the south and Maple/Ash Streets to the west and follows the overall theme of the City's Comprehensive Plan which is to place high density housing in and around Centers and Corridors.

In addition to the housing and business concerns the stakeholder group also discussed the expansion of the Spokane County Correctional Facilities on the north side of the County Campus (conditional use permit approved by City of Spokane May 2011) and the social and economic impacts these facilities will have on the West Central Neighborhood.

The West Central Neighborhood is also home to the Kendall Yards PUD which is located in the southern section of the neighborhood adjacent to the Spokane River. Kendall Yards is currently being developed and offers significant investment in the neighborhood as well as re-energizing the important connection between the West Central Neighborhood and downtown Spokane.

Compiled By Jen Hussey

Land Use Issue 1

West Central has some areas of underutilized property zoned commercial and industrial.

Action Steps

- Encourage a mix of predominantly medium density residential and low-rise office uses on large undeveloped sites where live-work and service environments can be integrated to enhance livability without adversely impacting the surrounding neighborhood.
- Encourage the redevelopment of under-utilized light-industrial and heavy commercial areas for mixed use developments consisting of complementary low-rise office and incubator commercial warehouses.
- Use functions of the neighborhood to enhance livability.
- Examine the need for limited retail to serve the employees in the office uses allowed in the O-35 zone between Boone and Broadway east of Maple.

Land Use Issue 2

The West Central Neighborhood contains too many areas of non-conforming use in the neighborhood, which could potentially lead to disinvestment.

Action Steps

- Study ways to alleviate non-conforming land-use issues in the neighborhood.
- Study options to alleviate non-conforming land uses, such as creating a no-required parking overlay zone for existing structures since these historic structures may not have room to accommodate off-street parking.
- Find ways to help property owners with historic commercial properties learn about opportunities to re-energize these properties as small neighborhood businesses. Currently Spokane Municipal Code, Section 17C.335, Historic Structures-Change of Use offers one avenue for reuse. The neighborhood would like to work with the City in the future to explore more opportunities.

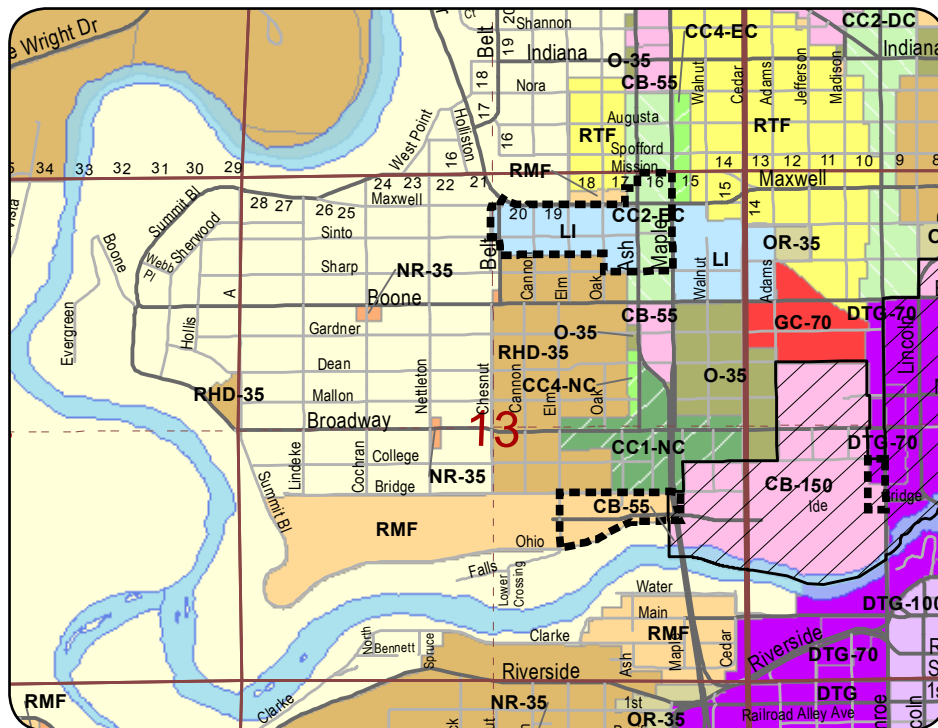
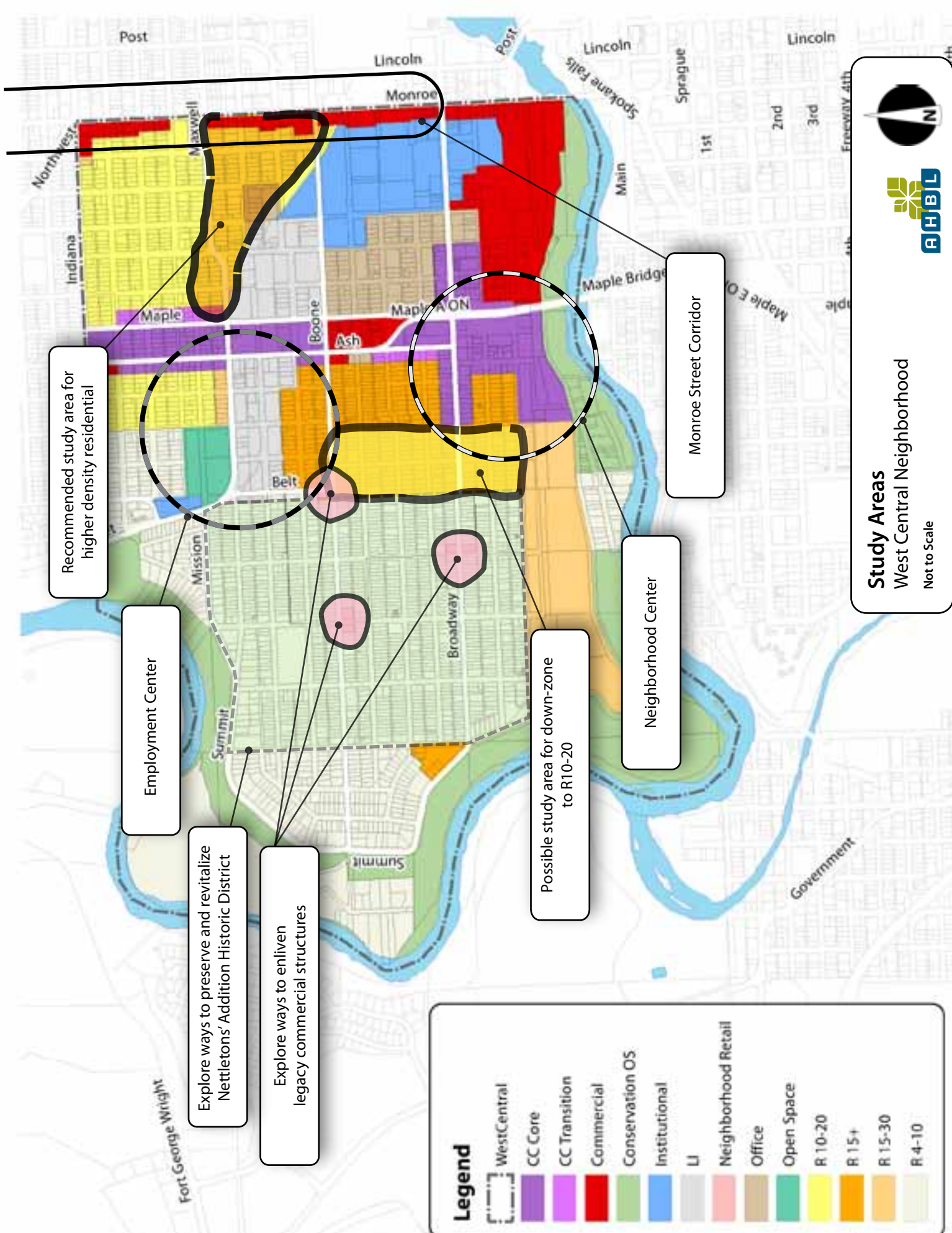


FIGURE 7 - ZONING IN WEST CENTRAL. THE FULL ZONING MAP WITH LEGENDS CAN BE VIEWED ON THE CITY OF SPOKANE'S WEB SITE.



Recommended study area for higher density residential

Employment Center

Explore ways to preserve and revitalize Nettletons' Addition Historic District

Explore ways to enliven legacy commercial structures

Possible study area for down-zone to R10-20

Neighborhood Center

Monroe Street Corridor

Legend

- WestCentral
- CC Core
- CC Transition
- Commercial
- Conservation OS
- Institutional
- LI
- Neighborhood Retail
- Office
- Open Space
- R 10-20
- R 15+
- R 15-30
- R 4-10

Study Areas

West Central Neighborhood

Not to Scale





Neighborhood Sub-Areas
West Central Neighborhood

Not to Scale



Sub-Area Descriptions and Recommendations

Area 1

This area is bordered on the north by Mission Avenue, on the south by Bridge Avenue, on the east by Chestnut Street and on the west by A Street. The area, Nettleton's Addition, is the largest historic district in Washington State. The housing in this area is predominantly 1 to 1-1/2 story, single family housing. In addition, there are historic business centers in this area.

BECAUSE THE AREA IS PLATTED IN SMALL LOTS AND IN ORDER TO ENCOURAGE MAINTENANCE OF OPEN SPACE AND STREETScape, DETACHED AND COMMON WALL SINGLE FAMILY UNITS SHOULD BE ENCOURAGED. IN ADDITION A ZONE CHANGE AS SHOWN ON THE WEST CENTRAL ZONE MAP SHOULD BE ALLOWED TO MAKE THE HISTORIC BUSINESS CENTERS CONFORMING. ALSO THE USE OF FEE SIMPLE OWNERSHIP TOWNHOUSES SHOULD BE ALLOWED ON TWO OR MORE COMMONALLY OWNED CONTIGUOUS LOTS, AND THE USE OF SPLIT CORNER LOTS SHOULD BE ALLOWED AND ENCOURAGED.

ALL NEW CONSTRUCTION IN THE AREA SHOULD BE ARCHITECTUALLY COMPATIBLE WITH THE EXISTING HOUSING AND INCORPORATE ARCHITECTURAL ELEMENTS FROM THE EXISTING HOUSING.

Area 1 Recommended Land Use Designation: Multi-family Residential, Medium Density, Neighborhood Mini-center.

Area 1A

This area is bound on the south by Mission Avenue, on the north by the Spokane River, on the west by City of Spokane park land, and on the east by Pettit Drive. This area is dominated by large lots and single family homes sitting back from the street. Most of these houses are 1-1/2 to 2 stories and were built for officers at Fort

Wright, as well as judges and dignitaries from the surrounding area. The houses in this area should be maintained as single family homes to maintain the openness of the adjacent river corridor.

Area 1A Recommended Land Use Designation: Residential Single Family

Area 2

This area is bound on the west, north, and south by Summit Blvd and on the east by A Street. The houses in this area are primarily 1 to 1-1/2 story single family residences with a few duplexes. In addition, the houses on Summit are larger homes on larger lots and have a view across Summit Blvd to open park land and the Spokane River gorge.

TO PRESERVE THE ENVIRONMENTAL FEATURES IN THE AREA AND TO ALLOW DEVELOPMENT TO OCCUR WHICH WILL PROTECT THE CHARACTER OF THE AREA DEVELOPMENT OF DETACHED SINGLE FAMILY HOUSING AT 12,000 SQUARE FOOT LOT SIZE ON SUMMIT AND DETACHED CLUSTERED SINGLE FAMILY WITH AN OVERALL DENSITY OF 8,000 SQUARE FEET PER UNIT SHOULD BE ALLOWED IN THE REMAINDER OF THE AREA.

Area 2 Recommended Land Use Designation: Residential Single Family, Low Density

Area 2A

This area is bound on the west by the Spokane River, on the east by City of Spokane park land, on the south by City of Spokane, and on the north by a large parcel. Most of the homes in this area are 1 to 1-1/2 story single family residences on large lots.

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TO PRESERVE THE ENVIRONMENTAL FEATURES AND CHARACTER OF THE AREA DETACHED SINGLE FAMILY HOMES WITH A MINIMUM LOT SIZE OF 10,000 SQUARE FEET SHOULD BE ENCOURAGED.

Area 2A Recommended Land Use Designation: Residential Single Family, Low Density

Area 2 B

This area is bound on the west and north by the Spokane River, on the east by City of Spokane park land, and on the south by an adjacent development. This is a large contiguous parcel and was the site of a former amusement park. The current use is a large mobile home park which encompasses most of the site. Homes in this area are single and double wide manufactured units.

TO ENHANCE AND PRESERVE THE RIVER AND ECOSYSTEM IN THIS AREA FUTURE CONVERSION TO CLUSTERED SINGLE FAMILY HOUSING ON A MAXIMUM OF 12,000 SQUARE FEET CONTAINING NO MORE THAN 3 UNITS SHOULD BE ENCOURAGED. IN ADDITION AN OPEN SPACE OF 10% OF A CLUSTERED AREA SHOULD EXIST BETWEEN CLUSTERS.

Area 2B Recommended Land Use Designation: Residential Single Family, Low Density

Area 2C

This area is bound by the Spokane River to the south, Ohio Avenue and the Centennial Trail to the north, and City of Spokane park land to the east and west. There are a number of small platted lots most of which have small single family, 1 to 1-1/2 story homes. Due to the size of the lots and the area's proximity to the Spokane River most homes are close to each other. There are a few larger homes above on Ohio Avenue which are spaced further apart and have modestly sized yards with gardens. Future expansion of the Centennial Trail westward along Ohio Avenue is planned and will have an impact on these homes.

TO MAINTAIN AND ENHANCE THE CHARACTER AND ECOLOGICAL ATTRIBUTES OF THE AREA SMALL COMPACT SINGLE FAMILY HOUSING IS RECOMMENDED FOR THE PORTION ADJACENT TO THE SPOKANE RIVER WITH ANY NEW CONSTRUCTION USING A COMPACT DESIGN AND ANY REMODELING OF EXISTING HOMES SHOULD BE VERTICAL AS OPPOSED TO HORIZONTAL. HOUSING ABOVE ON OHIO AVENUE SHOULD BE SINGLE FAMILY WITH A MAXIMUM TWO STORY LIMIT IN HEIGHT. IN ADDITION, ANY FUTURE DEVELOPMENT OR REDEVELOPMENT FOR THE PORTION ADJACENT TO THE RIVER SHOULD BE COTTAGE STYLE.

Area 2C Recommended Land Use Designation: Residential Single Family, Cottage Housing

Area 3

This area is bound on the south by Bridge Avenue, on the north by Boone Avenue, on the west by Chestnut Street, and on the east by Oak Street. The homes in this area are single family, 1 to 1-1/2 story homes, with a mix of duplex's and triplex's. In addition, the area immediately south on Bridge Avenue is currently being developed into a mixed use, single family PUD.

TO ENHANCE AND PROMOTE INVESTMENT AND NEW CONSTRUCTION IN THIS AREA A MIX OF DETACHED AND COMMON WALL SINGLE FAMILY UNITS SHOULD BE ALLOWED. IN ADDITION THE USE OF SPLIT CORNERS AS WELL AS REPLATTING OF SMALLER LOTS SHOULD BE ALLOWED.

Area 3 Recommended Land Use Designation: Residential Two Families, Medium Density

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Area 4

This area is bound by Pettit Drive on the west; south on Pettit Drive to Augusta Avenue; east on Augusta Avenue to Belt Street and south on Belt Street to Mission Avenue and east on Mission Avenue to Elm Street; south on Elm Street to Maxwell Avenue; east on Maxwell Avenue to Oak Street and north on Oak Street to Indiana Avenue; west on Indiana Avenue to Pettit Drive. The homes in this area are single family 1 to 1-1/2 story with a mix of duplexes, triplexes and some four to eight unit apartment buildings. In addition, the area is bound on the southwest by A.M. Cannon Park and the west Central Community Center.

TO ENHANCE AND PROMOTE INVESTMENT AND NEW CONSTRUCTION IN THIS AREA A MIX OF SINGLE FAMILY AND MULTY FAMILY RESIDENTIAL HOUSING SHOULD BE ALLOWED. IN ADDITION CONSTRUCTION OF SENIOR HOUSING SHOULD BE ALLOWED AND ENCOURAGED.

Area 4 Recommended Land Use Designation: Residential Multifamily, Medium Density

Area 4A

This area is bound on the west by Pettit Drive; on the south by Maxwell Avenue; on the east by Elm Street; north on Elm Street to Mission Avenue; west on Mission Avenue to Belt Street; north on Belt Street to Augusta Avenue; west on Augusta Avenue to Pettit Drive. There are no residential homes in this area. The area is comprised by A.M. Cannon Park and the West Central Neighborhood Center.

TO MAINTAIN AND ENHANCE THE SOCIAL AND ENVIROMENTAL CHARACTER OF THIS AREA RESIDENTIAL USES SHOULD BE RESTRICTED AND THE DESIGN ELEMENT FROM THE 1986 WEST CENTRAL NEIGHBORHOOD DESIGN PLAN SHOULD BE USED AS A TEMPLATE FOR ANY FURTHER EXPANSION OF THE PARK AND THE WEST CENTRAL COMMUNITY CENTER.

Area 5

This area is bound by Maple Street on the west, Monroe Street on the east, Indiana Avenue on the north, and Mission Avenue & Maxwell Avenue on the south. The homes in this area are 1 to 2 story single family with duplexes, triplexes, and fourplexes scattered throughout the area. In addition, there are several 1 to 2 story historic homes in the area, the most notable is the Muzzy Mansion at the corner of Mission Avenue & Walnut Street.

TO ENHANCE THE CHARACTER OF THE AREA AND TO PROMOTE INVESTMENT AND NEW CONSTRUCTION A MIX OF SINGLE AND MULTIFAMILY HOUSING SHOULD BE ALLOWED. IN ADDITION NEW CONSTRUCTION SHOULD BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING HOUSING BY INCORPORATING ARCHITECTUAL ELEMENTS WHICH ARE FOUND ON EXISTING HOUSING UNITS.

Area 5 Recommended Land Use Designation: Residential Multifamily, Medium Density

Area 6

This area is bound by Mission Avenue & Maxwell Avenue to the north; east to Monroe Street; south on Monroe Street to Boone Avenue; west on Boone Avenue to the intersection with the abandoned rail line right-of-way; northwesterly along the rail line right-of-way to Cedar Street; north on Cedar Street to Sinto Avenue; west on Sinto Avenue to Walnut Street; Walnut Street north to Maxwell Avenue; west on Maxwell Avenue to Maple Street; and north on Maple Street to Mission Avenue. The homes in this area are single family 1 to 1-1/2 story with several two story homes scattered throughout the area. In addition this area lies between two centers and corridors and to the south abuts the Spokane County Campus as well as Spokane Transit Authority bus barn and garage.

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TO ENHANCE AND PROMOTE INVESTMENT IN THIS AREA RESIDENTIAL HIGH DENSITY TWO TO THREE STORY SHOULD BE ALLOWED AS WELL AS RESIDENTIAL MULTIFAMILY. RESIDENTIAL HIGH DENSITY IS RECOMMENDED ON THE BLUFF ALONG SINTO AVENUE WITH TRANSITIONAL HOUSING TO THE NORTH.

Area 6 Recommended Land Use designation: Residential High Density, Transitional

Area 7

This area is bound on the north by Maxwell Avenue, on the south by Boone Avenue, on the west by Chestnut Street, and on the east by Ash Street. The homes in this area are single family 1 to 1-1/2 story with a few duplexes, triplexes, and apartment buildings scattered throughout the area. Most of the area is comprised by an industrial zone along an abandoned rail line right-of-way. In addition the area is buffered on the east by the Ash Street & Maple Street Center and Corridor, also the entire area is encompassed by the Maxwell Avenue/Elm Street Employment Center.

TO ENHANCE AND PROMOTE INVESTMENT IN THIS AREA CONVERSION OF THE SINGLE FAMILY HOMES TO RESIDENTIAL MULTIFAMILY AND RESIDENTIAL HIGH DENSITY SHOULD BE ALLOWED. IN ADDITION AN EXPANSION OF THE INDUSTRIAL ZONE TO SHARP AVENUE ON THE SOUTH WITH TRANSITIONAL HOUSING FROM SHARP AVENUE SOUTH TO BOONE AVENUE IS RECOMMENDED AND SHOULD BE ENCOURAGED. ALSO THE PLANNING AND DESIGN GUIDELINES FROM THE 1986 WEST CENTRAL NEIGHBORHOOD PLAN FOR THE INDUSTRIAL AREA SHOULD BE ADOPTED.

Area 7 Recommended Land Use Designation: Residential Multifamily, Residential High Density, Residential Transitional, Industrial.

Area 8

This area is bound on the north by Indiana Avenue; on the east by Maple Street; south on Maple Street to College Avenue; east on College Avenue to Cedar Street; south on Cedar Street to Bridge Avenue; west on Bridge Avenue to Oak Street; north on Oak Street to Broadway Avenue; west on Broadway Avenue to Oak Street; north on Oak Street to Boone Avenue; east on Boone Avenue to Ash Street; north on Ash Street to Maxwell Avenue; west on Maxwell Avenue to Oak Street; north on Oak Street to Indiana Avenue. The area has limited single family homes which are 1 to 1-1/2 story most of which have been converted to duplexes and triplexes, in addition there are a few four to eight unit apartment units which are for the most part located along Ash Street. There is a Spokane City Fire Station in the area located at the corner of Indiana Avenue and Ash Street. The area is in the Maple Street/Ash Street Center and Corridor and has businesses located along Maple Street and Ash Street.

TO ENHANCE AND PROMOTE INVESTMENT IN THIS AREA CONVERSION OF THE SINGLE FAMILY HOMES TO RESIDENTIAL MULTIFAMILY AND RESIDENTIAL HIGH DENSITY IS RECOMMENDED. IN ADDITION THE USE OF MIXED USE COMMERCIAL ALONG MAPLE STREET AND ASH STREET SHOULD BE ENCOURAGED.

Area 8 Recommended Land Use Designation: Residential Multifamily, Residential High Density, Mixed Use Commercial

Area 8A

This area is bound by Ash Street on the west, Maple Street on the east, Indiana Avenue on the north, and Gardner Avenue on the south. There are a few single family homes in the area as well as some duplexes, triplexes and four to six unit apartment buildings. In addition, there are numerous businesses along Maple Street and Ash Street. Between Maple Street and Ash Street from Boone Avenue north to Maxwell Avenue there

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are several office buildings containing state agencies, also located in this area is a building containing the Girl Scouts and adjacent to this is a Seven Eleven convenience store.

TO ENHANCE AND PROMOTE INVESTMENT IN THIS AREA CONVERSION OF THE EXISTING SINGLE FAMILY HOMES AND RESIDENTIAL USES TO MIXED USE RETAIL AND COMMERCIAL SHOULD BE ALLOWED AND ENCOURAGED.

Area 8A Recommended Land Use Designation: Mixed Use Retail and Commercial

Area 9

This area is bound by Monroe Street on the east; south on Monroe Street to Bridge Avenue; west on Bridge Avenue to Jefferson Street; north on Jefferson Street to College Avenue; west on College Avenue to Adams Street; north on Adams Street to Boone Avenue; west on Boone Avenue to Maple Street; north on Maple Street to Maxwell Avenue; east on Maxwell Avenue to Walnut Street; south on Walnut Street to Sinto Avenue; east on Sinto Avenue to Cedar Street; south on Cedar Street to the intersection with the abandoned rail line right-of-way; southeasterly to Boone Avenue; east on Boone Avenue to Monroe Street. The area is comprised by the Spokane County Courthouse Campus, Spokane Transit Bus Barn and Garage, and mixed use retail and commercial and offices along Monroe Street.

TO MAINTAIN THE CHARACTER OF THE AREA AND TO PROMOTE INVESTMENT MIXED USE RETAIL AND COMMERCIAL AS WELL AS OFFICE USES SHOULD BE ALLOWED AND ENCOURAGED.

Area 9 Recommended Land Use Designation: Mixed Use Retail and Commercial, Office

Area 9A

This area is bound by Maple Street on the west, Adams Street on the east, Boone Avenue on the north, and College Avenue on the south. There is a wide variety of housing in the area, from 1 to 2 story single family homes to two story apartment complexes. In addition there are businesses scattered along Broadway. Many of the existing larger homes have been converted into duplexes, triplexes, and in some cases four to six unit apartment complexes. The area is currently zoned office thirty-five and a few of the larger homes have been converted into small office units. In addition, the area is adjacent to the Spokane County Courthouse Campus, as a result and due to lack of adequate parking facilities on the County Campus the overflow parking has spread into the area and created a barrier to development of larger office uses.

TO IMPROVE THE CHARACTER OF THE AREA AND PROMOTE INVESTMENT MIXED USE RETAIL AND COMMERCIAL SHOULD BE ALLOWED AND ENCOURAGED ALONG BOONE AVENUE AND BROADWAY AVENUE SOUTH TO COLLEGE. IN ADDITION MIXED USE OFFICE WITH RETAIL SHOULD BE ALLOWED AND ENCOURAGED.

Area 9A Recommended Land Use Designation: Mixed Use Retail and Commercial, Office Retail

Area 10

This area is bounded by Bridge Avenue on the north, Ohio Avenue on the south, Summit Blvd. on the west, and Monroe Street on the east. The area is the site of a former rail road line and a brownfield site. Over the years, several attempts have been made to develop this area and most recently Greenstone Corp. purchased the property and has made plans to develop it as a PUD. Beginning in the fall of 2010, Greenstone started construction on what is being called Kendall Yards, a PUD which will contain single family homes, town homes, and commercial along Monroe Street. The first phase

of construction will occur between Elm Street east to Monroe Street. In addition, to the homes Kendall Yards will include completion of the Centennial Trail west from Monroe Street to the Sandifur Bridge.

TO IMPROVE AND ENHANCE THE CHARACTER OF THE AREA THE KENDALL YARDS DEVELOPMENT SHOULD CONTINUE TO DEVELOP THE AREA AS SET FORTH IN THE PUD PLAN AND THE DESIGN AS APPROVED BY THE CITY. IN ADDITION, AS THE DEVELOPMENT PROCEEDS, THE DEVELOPER SHOULD KEEP THE NEIGHBORHOOD UPDATED AND INFORM THEM OF ANY CHANGES TO THE PUD AND THE DESIGN.

Area 10 Recommended Land Use Designation: PUD with design guidelines

Area 11

This area is bound by Ash Street to the west, Maple Street to the east, Broadway Avenue to the south, and Dean Avenue to the north. This area is the site of Bryant School and comprises the school building, parking areas and playfield.

TO MAINTAIN THE CHARACTER OF THE AREA LAND USE SHOULD BE RESTRICTED TO RESIDENTIAL MULTIFAMILY

Area 11 Recommended Land Use Designation: Residential Multifamily, Medium Density

Area 12

This area is bound by Sinto Avenue on the north, Sharp Avenue on the south, Lindeke Street on the west, and Cochran Street on the east. This area is the site of Holmes Elementary School and comprises the school building, parking areas and playfield.

TO MAINTAIN THE CHARACTER OF THE AREA LAND USE SHOULD BE RESTRICTED TO RESIDENTIAL MULTIFAMILY.

Area 13 Recommended Land Use Designation: Residential Multifamily, Medium Density

Remaining Areas

The remaining areas are along the Spokane River stretching west from the Monroe Street Bridge with a portion designated Herbert Hamblen Conservation Area. Two other areas are park land and currently undeveloped and in open space. One portion at the point has a portion of the Centennial Trail which crosses the Sandifur Bridge to the opposite side of the river. It also includes area located along the Spokane River below Summit Blvd. and Broadway and between two pieces of park land. It follows an abandoned rail line and is currently in open space and in an unimproved natural state. This area is identified as a possible extension of the Centennial Trail North and West to the T.J. Menach Bridge. The area is currently owned by a City Department and not park land.

TO MAINTAIN AND ENHANCE THE ECOLOGICAL FUNCTION OF THE AREA THE PORTION OF THE PARK LAND IN CONSERVATION AREA AND OPEN SPACE SHOULD REMAIN IN THEIR NATURAL STATE AS MUCH AS POSSIBLE. IN ADDITION THE PORTION OF PARK LAND AT THE POINT WHICH INCLUDES THE CENTENIAL TRAIL AND THE SANDIFUR BRIDGE SHOULD HAVE PRIMATIVE UPGRADES WHICH WILL NOT DETRACT FROM THE NATURAL LOOK OF THE AREA.

Recommended Land Use Designation: Park Land, Open Space

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"Citizens of Spokane will have a variety of transportation choices that allow easy access and mobility throughout the region and that respects property and the environment." - City of Spokane Comprehensive Plan

TRANSPORTATION

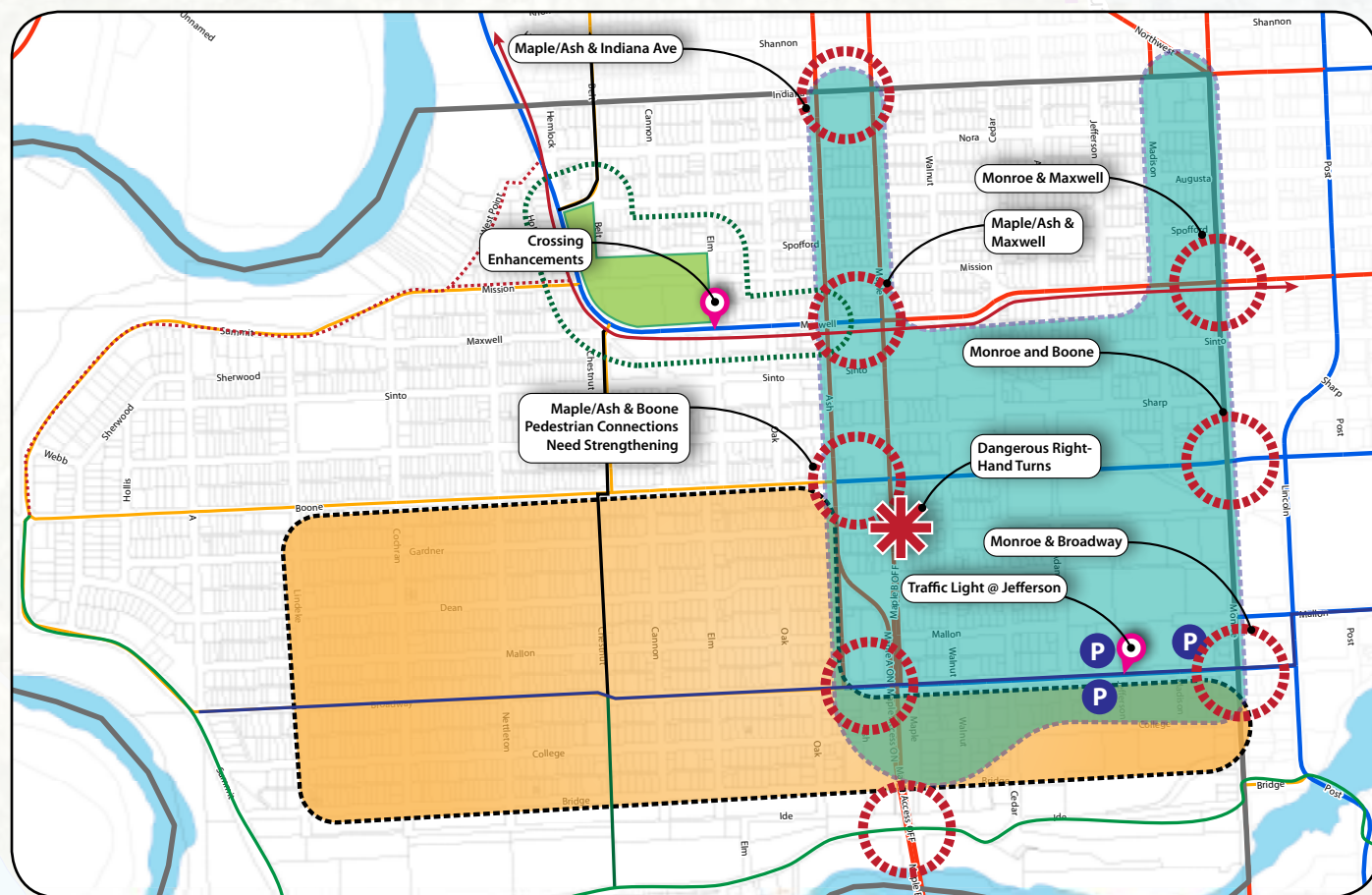


FIGURE 8 - TRANSPORTATION ISSUES IN WEST CENTRAL.

THE STAKEHOLDER TEAM FOCUSED ON PEDESTRIAN SAFETY, MULTI-MODAL TRANSPORTATION OPTIONS, AND DETERIORATING STREETS AND SIDEWALKS.

“West Central is a neighborhood fortunate to experience few circulation problems. The built neighborhood is well-served by arterial and local access streets, and arterial through traffic is well-directed through the neighborhood on long established routes. The predominant low-density residential use and few high volume arterials make walking and bicycling attractive means of travel. Transit routes and headways also provide good access and service to downtown and points of connection to other routes.”

The neighborhood west of the Maple-Ash couplet benefits by being outside the path of high-volume, through traffic connecting downtown and points north. Vehicular traffic in these western two-thirds of the neighborhood creates few disruptions of the residential environment and poses few threats to pedestrian and bicyclist safety. The Maple-Ash couplet, however, does experience sufficient traffic volumes to create a moderate barrier to car, foot, and bike travel between the neighborhood subareas which the couplet defines. Monroe exhibits similar volumes, albeit concentrated on one two-way facility, creating both a barrier and a well-defined boundary for the neighborhood’s east edge.”

- West Central Neighborhood Plan (1986)

West Central’s main routes of vehicular travel are Monroe Street, Northwest Boulevard, Broadway Avenue, and the Ash / Maple Street couplet. Maple/Ash is the most highly traveled with roughly 24,000 trips a day in each direction.

Stakeholder concerns center mainly around needs to increase pedestrian safety in the neighborhood, and in some cases limit vehicular movements. A number of transportation engineering and feasibility studies are called for to begin establishing a more cohesive street network in West Central.

The City of Spokane has initiated a process for neighborhood councils to begin evaluating and prioritizing Traffic Calming projects within their boundaries. In order for West Central to proceed with transportation actions, they will begin by creating and submitting a Traffic Calming Issue Report to the City’s Traffic and Neighborhood Development Departments.

Almost all action items in this section will require further study and engineering analysis. Planning will soon be underway for the North Monroe Street Corridor where West Central will play an active roll in the design process.

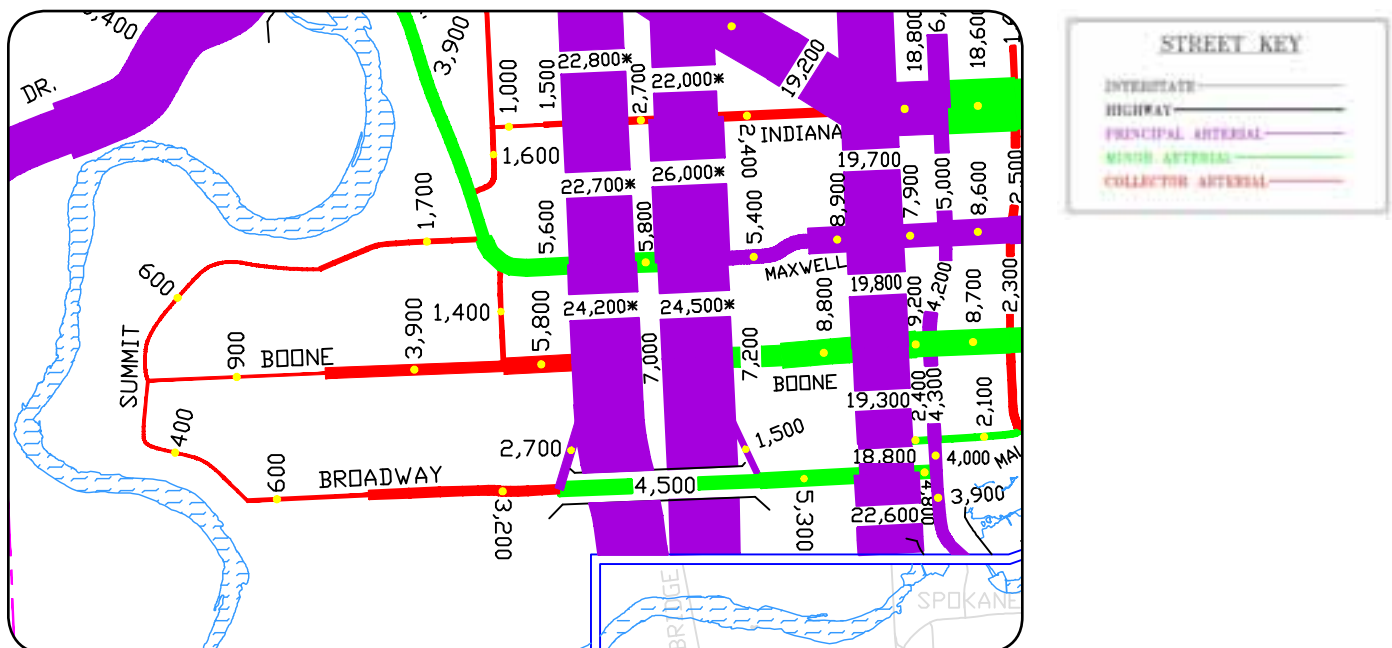


FIGURE 9 - CITY OF SPOKANE 2009 - 2010 TRAFFIC FLOW

Transportation Issue 1

Additional opportunities for bike lanes and multi-modal transportation options in and connecting to the neighborhood should be explored to maximize West Central's proximity to downtown and provide low-income families with a greater ability to function without the cost of an automobile.

Action Steps

- Provide improved bike/pedestrian connections across major arterials to connect neighborhood destinations and create pleasant and safe travel environments.
- Provide facilities which are safe, attractive, and convenient for foot travel around neighborhood parks.
- Provide traffic calming devices throughout residential streets in the neighborhood.
- Maintain a complete system of sidewalks adjacent to City streets as the primary means of pedestrian movement.
- Complete paving of all local access street and sidewalks within the neighborhood.
- Find ways to promote public transit as a means of travel for all neighborhood users by providing convenient, safe, comfortable, and easily accessible service to riders. Transit should be responsive to anticipated changes in land use and demographic patterns (i.e. Kendall Yards).
- Study ways to improve bicycle facilities in the neighborhood to support recreation for the community and travel options for residents.



FIGURE 10 - BIKE RACKS PROVIDE ENCOURAGEMENT FOR NON-VEHICULAR MODES OF TRANSPORTATION



FIGURE 11 - BUS SHELTERS CAN ENCOURAGE STA RIDERSHIP AND DEFINE THE CHARACTER OF THE NEIGHBORHOOD

Transportation Issue 2

Businesses and residences along the Maple/Ash corridor and in the County Campus area would benefit from additional parking and traffic load accommodations. Several intersections with Maple/Ash including, Gardener, Boone, and Maxwell are considered dangerous by West Central residents.

Action Steps

- Conduct a parking analysis and engineering study along Maple/Ash to explore improving parking, adding connections to neighborhood destinations, and creating pleasant auto and pedestrian travel environments.
- Partner with the City and County to create a “County Campus Parking District”. Conduct a parking analysis and engineering study to determine parking needs and mitigations within the County Campus. This study should include examining the feasibility of eliminating 10-hour meters adjacent to the County Courthouse and graduating out from Courthouse with a 3-hour maximum on meters, creating angular metered parking on Mallon west of Monroe with 1 to 1-1/2 hour time limits, and identify possible opportunities for parking structures.
- Study the feasibility of eliminating on-street parking on the south side of Maxwell and on the west side of Ash to provide turn lanes.
- Provide an engineering study to justify improvements along Maple/Ash that mitigate safety concerns. The study should examine the feasibility of adding signage or bump-outs at the corner of Gardner and Maple to restrict right-hand turns off of northbound Maple, adding bump-outs at the corner of Gardener and Maple to restrict turns onto Walnut, acquiring right-of-way to provide right- and left-turn lanes on northbound Maple at Boone, and examine alternatives for traffic calming techniques appropriate for arterials and apply them to the Maple / Ash corridor.
- Studies should provide ‘complete street’ solutions that include traffic calming, pedestrian safety and amenities, and pedestrian accessibility.



FIGURE 12 - BROADWAY AVENUE STORM GARDENS AND STREETSCAPE PLANTINGS



FIGURE 13 - A POTENTIAL PARKING GARAGE SHOULD HAVE A PLEASING PEDESTRIAN FACADE

Transportation Issue 3

In conjunction with other sections of the Action Plan, the streets, sidewalks, and streetscape amenities along arterials and important residential streets in the southern portion of the neighborhood would benefit from repair and improvement.

Action Steps

- Improve the streetscape character within the arterial rights-of-way. Streetscape character should reflect the function of the arterial and complement the neighborhood.
- Study the feasibility of adding traffic calming devices along arterials to slow traffic through the neighborhood to posted speeds.
- Provide facilities which are safe, attractive, and convenient for foot travel around neighborhood parks.



FIGURE 14 - PEDESTRIAN FRIENDLY STREETSCAPES



FIGURE 15 - COVERED BUS SHELTERS



FIGURE 16 - BUMP OUTS AND PEDESTRIAN CROSSINGS



FIGURE 17 - IMPROVED BIKE FACILITIES



FIGURE 18 - COVERED SIDE-WALKS

Transportation Issue 4

A.M. Cannon Park needs a pedestrian safety zone designated around it, similar to Manito Park.

Action Steps

- Study the feasibility of adding a flashing speed zone light and/or pedestrian crossing enhancements along park frontage on Maxwell Avenue.
- Paint crosswalks at busy intersections more frequently. Study the possibility of creating a special “West Central” crosswalk with artwork at key intersections.
- Study the feasibility of adding traffic calming devices to slow traffic on residential streets around the park.



FIGURE 19 - CITY OF SPOKANE STREET DESIGNATIONS IN WEST CENTRAL

COMMUNITY FACILITIES & PROGRAMS



Community Facilities & Programs Issues

Community Facilities & Programs Issue 1

Funding for maintenance and improvements for the neighborhood community centers is important. Ensuring they are adequately funded is a high priority for West Central.

Action Steps

- Provide community center facilities and programs which are responsive to the community's needs for recreation activities.
- Advocate for additional funding for neighborhood facilities.
- Provide localized social services to effectively contribute to the economic and social revitalization of the neighborhood.

Community Facilities & Programs Issue 2

There is a shortage of basic and emergency healthcare services for lower income residents in the neighborhood.

Action Steps

- Increase neighborhood access to community health centers by creating and maintaining at least one Community Health Center providing dental, eye care, and emergency clinic services.

Community Facilities & Programs Issue 3

West Central's schools have seen recent minor upgrades to their existing facilities. However, the neighborhood schools are at full capacity and deteriorating from aging. West Central's residents want to provide more educational support for the neighborhood's children.

Action Steps

- Work with the School District to accelerate the rebuild schedule for Holmes Elementary, Bryant, and Bancroft. Build state of the art schools with potential for future population growth.

Community Facilities & Programs Issue 4

West Central's proximity to downtown Spokane and other amenities makes it an attractive neighborhood for empty-nesters and retirees. The neighborhood does not have adequate programs and support for anticipated demands.

Action Steps

- Find partners to work with to build an additional Senior Center and increase maintenance to the existing Sinto Community Center to provide social programs and activities for the neighborhood's elderly residents.



FIGURE 21 - THE WEST CENTRAL COMMUNITY CENTER



FIGURE 22 - WEST CENTRAL'S SENIOR CITIZEN CENTER

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“Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods.” - City of Spokane Comprehensive Plan

HOUSING

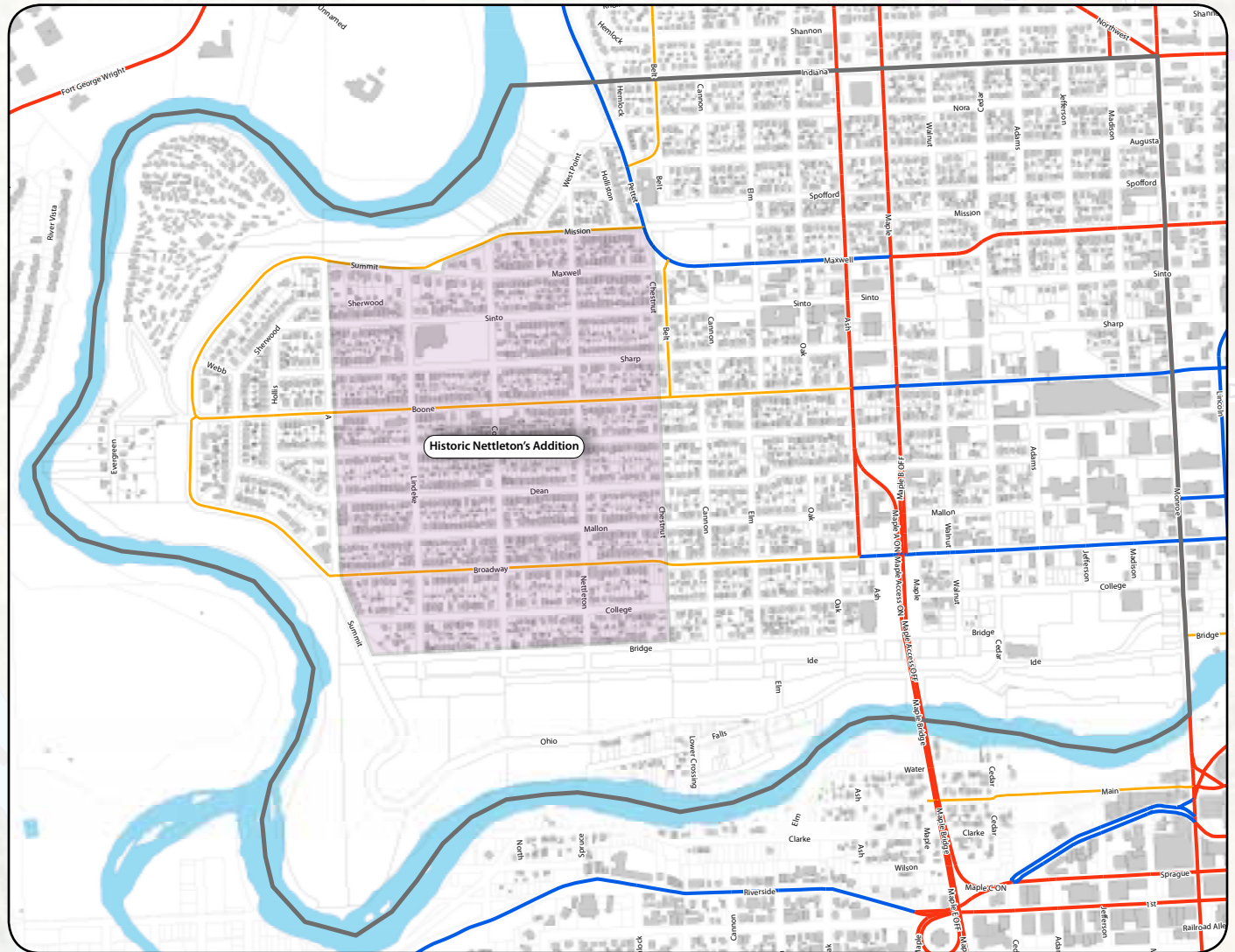


FIGURE 23 - BUILDING FOOTPRINTS WITHIN WEST CENTRAL (2008 GIS INFORMATION).

West Central is a dynamic, scenic, historic community possessing many turn-of-the-century homes. The neighborhood is home to Nettleton's Addition, the largest historic district in Washington State (City of Spokane Historic Preservation Office). With on-going construction in Kendall Yards, West Central is poised to see the largest amount of infill commercial and residential development in Spokane's recent history. Dramatic changes are expected in the neighborhood over the next ten years. The neighborhood's hope is that all of West Central's residential areas will provide safe residential living with easy access to transportation and basic services.

Sources:

- City of Spokane Historic Preservation Office. Nettleton's addition historic district. Retrieved from <http://properties.historicspokane.org/district/?DistrictID=27>

While 2010 census data was unavailable at the time this NAP was written, the Stakeholder Group was able to obtain an overview of the neighborhood's housing situation using 2000 census data, a 2005 neighborhood assessment produced by the City of Spokane, and two student-driven housing studies from Whitworth University and Washington State University.

Students enrolled in the Whitworth Entrepreneurship Program analyzed West Central's housing situation during 2009 in a door-to-door survey of residences and business in the neighborhood. The survey results show that almost 90% of the respondents have lived in the neighborhood for over two years and primarily like the area for its affordability, community, and location. Seventy-percent of the sixty total respondents were renting their homes. Only sixty adults responded to the survey from over 3,600 households in the neighborhood (city-data.com) so the results of the survey may not be statistically significant.

Data was also collected by a group of Washington State University students, under a study commissioned by Greenstone Development to look at building patterns in Spokane since the implementation of the City's Comprehensive Plan. The WSU study concluded that urban infill development was restricted by current (2010) building and planning codes. The City of Spokane has since been working on several avenues to allow and encourage more urban residential infill as suggested in the WSU study.

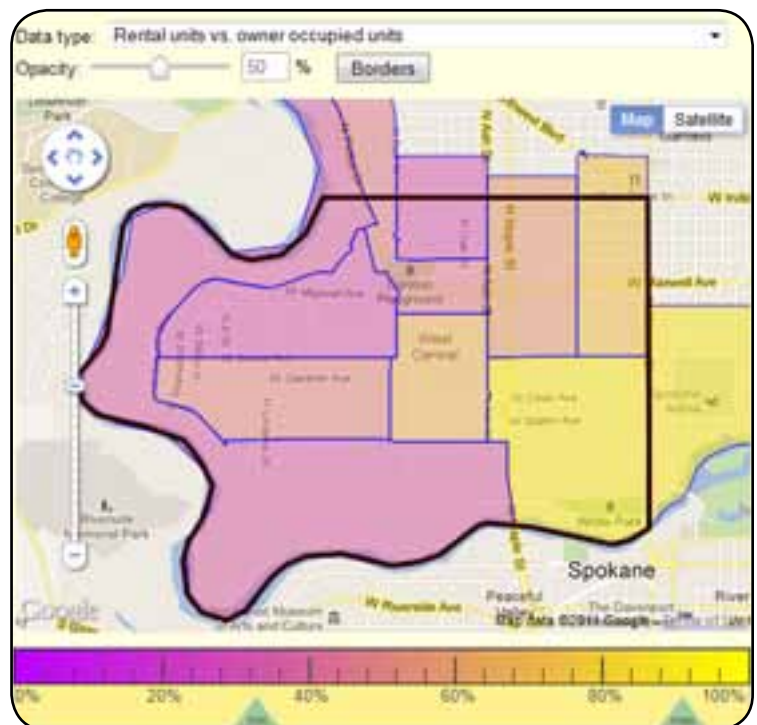


FIGURE 24 - RENTALS VERSUS OWNER-OCCUPIED HOMES IN WEST CENTRAL (CITY-DATA.COM).

Housing Issue 1

West Central desires more owner-occupied homes than rentals in the neighborhood.

Action Steps

- Inventory all homes within the neighborhood.
- Develop a strategy to provide more opportunities for safe, clean, and healthy, affordable, owner-occupied housing of all types within the neighborhood.
- Increase home ownership and provide incentives that support physical improvements for owner occupied residential development that contributes to the neighborhood's ambiance and character.
- Maintain exclusively single-family residential use in areas showing good housing quality and a high predominance of single-family, owner-occupied homes through programs or activities that increase awareness of housing opportunities, needs, or other issues within the neighborhood.



FIGURE 25 - FUTURE HOUSING IN KENDALL YARDS (GREENSTONE HOMES)

Housing Issue 2

West Central should capitalize on the current growth in the neighborhood to increase revitalization and the quality of the neighborhood's housing supply.

Action Steps

- Continue to work with the City of Spokane as an important partner with West Central to address housing issues and encourage investment in the neighborhood.
- Maintain the predominantly low-density residential character of the neighborhood while encouraging higher density residential use in areas of the neighborhood where redevelopment will not detract from low-density environments. Study the possibility of changing development regulations to support densities and improvements noted above.
- Support physical improvements of neighborhood housing stock through public and private investment. Methods to accomplish this may include modifying current landlord ordinances to require rental inspections and greater landlord accountability and/or to partner with Code Enforcement to address long term boarded and/or abandoned properties.
- Target home rehabilitation improvements to the appearance of homes situated along major traffic corridors and high visibility areas to improve the image of the neighborhood and to stabilize turnover in low-income, low-density housing areas.
- Expand Code Enforcement's ability to enforce landlord and homeowner compliance with current SMC Section 17 ordinances related to trash and drugs. Empower Code Enforcement with the ability to truly enforce these codes.

“The qualities that make Spokane unique, including the historic and cultural fabric, neighborhoods, downtown area, parks and green spaces, and tree-lined streets, will be maintained and improved.” - City of Spokane Comprehensive Plan

DESIGN & HISTORIC PRESERVATION

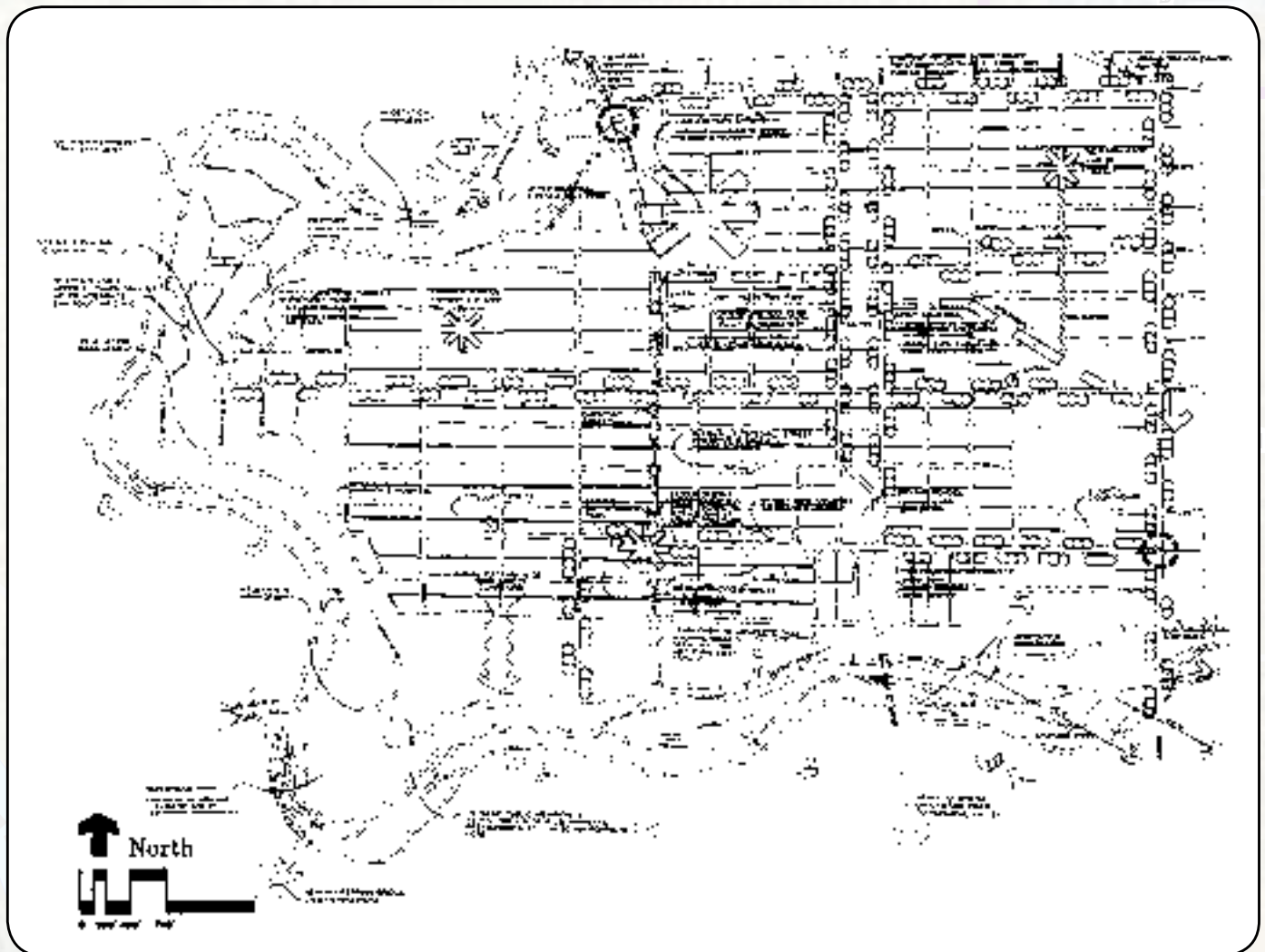


FIGURE 26 - THE 1986 WEST CENTRAL COMPREHENSIVE PLAN DESIGN. MANY ELEMENTS OF THIS PLAN REMAIN PERTINENT TODAY.

Design & Historic Preservation Issues

West Central is a neighborhood rich in history spanning over 120 years of European settlement. As one of the first areas of Spokane to be developed, and long an area of interest, the neighborhood's history has made a large influence on its form and character. As noted in the 1986 neighborhood comprehensive plan,

The neighborhood developed over a period of years because of internal and external influences, but its development has followed no particular plan. In its younger days when the neighborhood was fresh, this lack of planning did not seem like an obvious problem.

As with most other neighborhoods in Spokane, West Central has seen small and gradual improvements in its built environment over the last twenty-five years. Most notably, West Central has seen improvements along Broadway, around the County Courthouse campus, and some improvement along the Monroe corridor. West Central also has the largest area of infill development and housing in the City with construction underway in Kendall Yards along the upper bluff of the Spokane River. However, these improvements have been somewhat disjointed and there is a lack of unifying elements and character that would define West Central's boundaries. These ideas from the '86 plan still carry merit:

Goal: Encourage development of amenities and character features throughout the neighborhood which integrate land use patterns and circulation to provide a readily apparent identity and unified character; encourage site planning and land use which is respectful of site conditions and existing neighborhood character.

The West Central Community Neighborhood facilities, parks and gathering areas have a need to continue pursuing avenues of funding for neighborhood landscape improvements and to increase community activities. West Central should be a clean and safe environment that encourages community members to utilize neighborhood facilities and maintain a better visual appearance. Street furniture with trash receptacles attached will encourage community members to maintain neighborhood cleanliness and still maintain a positive visual impact.

The long history and preservation efforts in the neighborhood have produced an amazing inventory of historical buildings and districts which contribute to the City of Spokane's heritage. Many historic structures are located in West Central including the 1895 Spokane County Courthouse and the largest historic district in Washington State, the Nettleton Addition. Additional buildings in the neighborhood warrant listing on the Historic Register and future planning efforts should recognize West Central's history.



FIGURE 27 - HISTORIC HOMES IN THE NETTLETON ADDITION.
PHOTO COURTESY OF SPOKANE PUBLIC LIBRARIES

Design & Historic Preservation Issue 1

West Central's historic streets and housing stock (e.g., Nettletons Historic Addition) are essential to the character of the community. These special places, as well as the many public spaces in the neighborhood, need additional attention and investment to prevent deterioration, increase safety, and enhance the character of the neighborhood.

Action Steps

- Encourage property owners and tenants to maintain their property in the neighborhood. Design new residential and commercial structures so that they maintain continuity of existing historical architecture.
- Maintain aesthetically compatible view corridors from the neighborhood's interior to the riverfront in order to extend the positive influence of riverfront amenities.
- To create a more historic park-like atmosphere along Summit Boulevard and the Centennial Trail, use a different type of barrier instead of metal for guard rails. Products should be compatible with applicable City and Federal standards for safety.
- Improve streetscapes with building façade improvements, harmonious neighborhood signage, increased vegetation and street trees, better street and signage lighting, and more public trash receptacles.
- Improve the visual quality of the neighborhood around the County Courthouse and government area with a Veterans' Plaza in the Courthouse view corridor.
- Create a neighborhood atmosphere that is visually pleasing to residents and visitors by planting additional trees and vegetation in the streetscape.

Design & Historic Preservation Issue 2

Key areas within West Central need improvements to provide a positive sense of arrival and place. Improvements should be unique to West Central and give a sense of pride in the community. Key arrival points include northbound Maple at Bridge Avenue, Broadway at Monroe Street, and Pettit Drive at Indiana.

Action Steps

- Design and create visually distinct neighborhood entrances that provide visual and physical amenities along major traffic corridors and other high visibility areas and do not interfere with traffic patterns or visibility.
- Entrances could be combined with gathering points in the neighborhood that serve as focal points for neighborhood activities. One example being studied by West Central is a conceptual Veterans' Plaza in the view corridor located south of the County Courthouse.
- Consider special signage at the corner of Broadway and Monroe that indicates the significance of the West Broadway Business District and Courthouse Campus. Signage should indicate the significance of West Central being the "oldest neighborhood in Spokane."

Design & Historic Preservation Issue 3

The West Broadway Neighborhood Center is not fully developed. Within the neighborhood, the Plaza Center, located on Oak Street south of Broadway Avenue, needs to be completed with further expansion east towards the County Courthouse.

Action Steps

- Complete the West Broadway Neighborhood Center 20-year Vision Plan. See the appendix for more information on this plan.

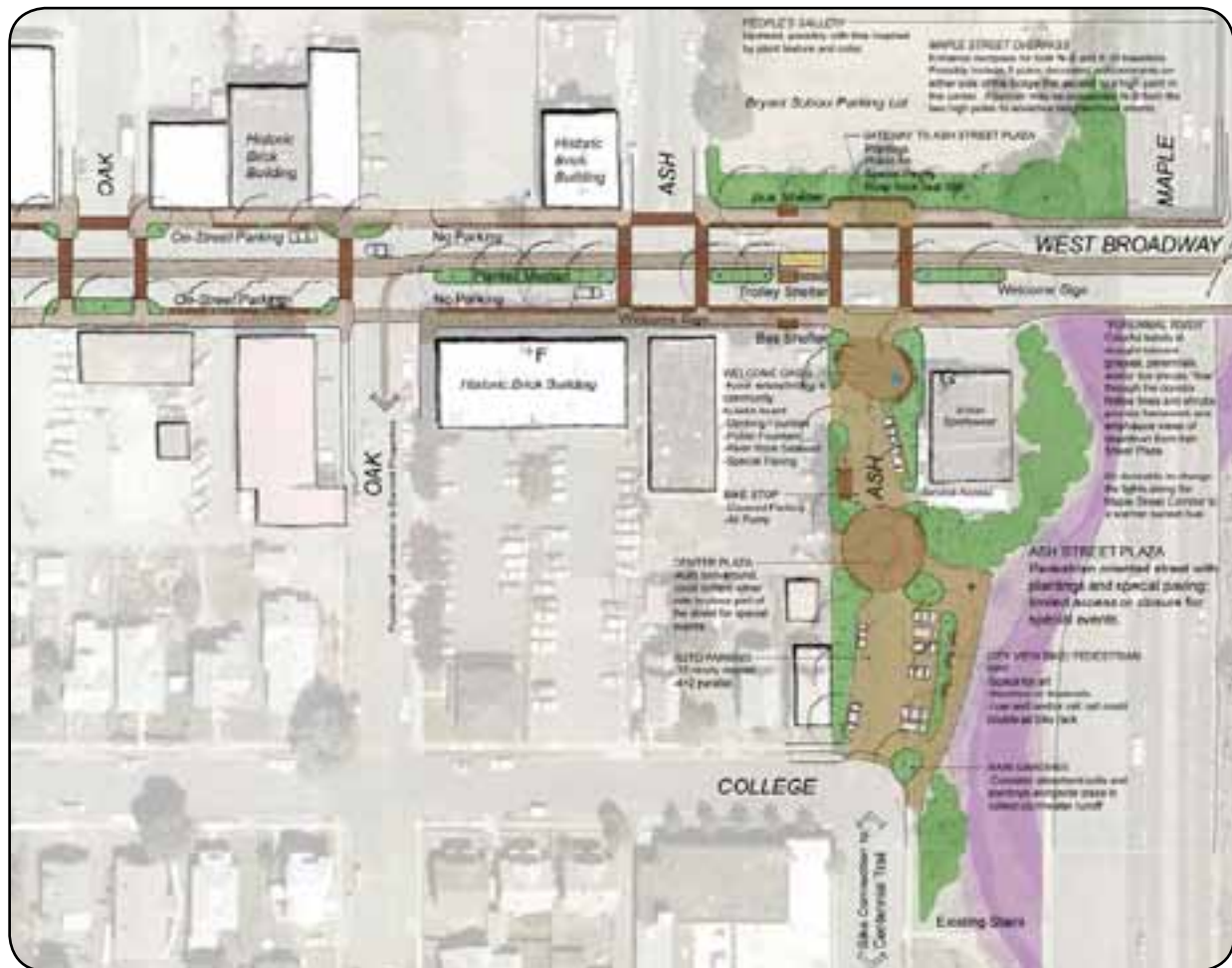


FIGURE 28 - THE WEST BROADWAY NEIGHBORHOOD CENTER PLAN (CITY OF SPOKANE).

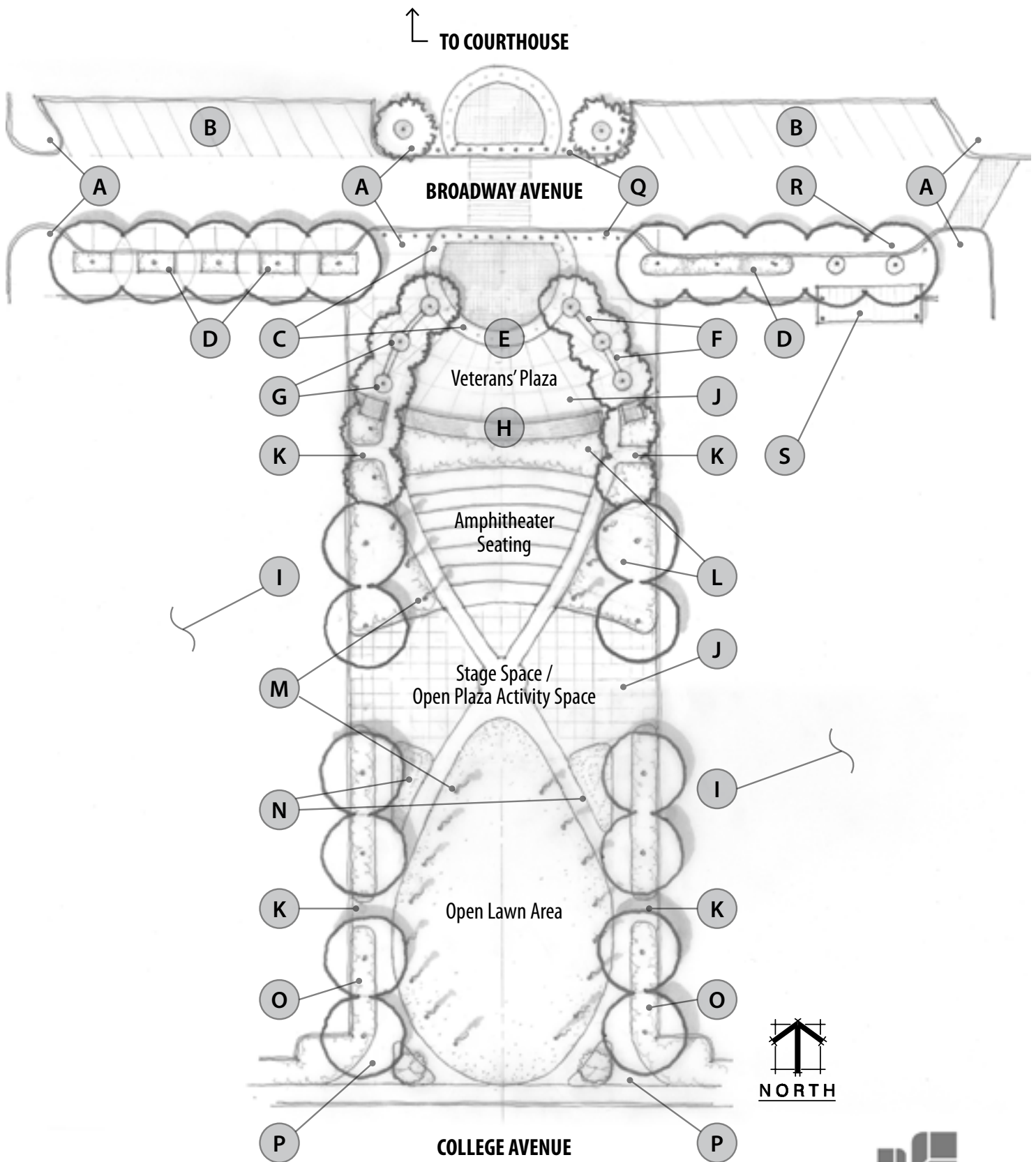
Concept 1: PRIDE OF THE VETERAN

The “Pride of the Veteran” concept celebrates the American spirit of volunteerism, service, and social responsibility. It recognizes veterans by both commemorating their service and celebrating the democratic freedoms they protect. The space is one of civic engagement, spatially organized to support gatherings, concerts, rallies, and presentations. Banners, flags, and flowering trees focus the eye from the open lawn area from the south side of the memorial up to the tower of the County Courthouse. The activity, movement, and vitality of the space embody the celebration of our veterans.

LEGEND

- A** *Pedestrian bulb-outs for shorter crossings & safety*
- B** *Angled parking to increase parking near courthouse*
- C** *Brass memorial medallions to commemorate branches of US Armed Forces*
- D** *Stormwater planting cells w/ street trees*
- E** *Plaza w/ donor name bricks / pavers*
- F** *Benches for employees and visitors*
- G** *Ground-level tree planters*
- H** *Black granite memorial wall / veterans’ monument*
- I** *Reconfigured parking lots*
- J** *Light tan concrete w/ dark accent pavers to match courthouse*
- K** *Parking lot entrances*
- L** *Planted slopes to absorb change in elevation*
- M** *Flag poles w/ banners*
- N** *Berms to define spaces*
- O** *Planted buffer between public space & parking lot*
- P** *South entrances*
- Q** *Bollards to limit vehicular accessibility*
- R** *Bus stop*
- S** *Bus shelter*





PRIDE OF THE VETERAN



Concept 2: REMEMBRANCE OF THE VETERAN

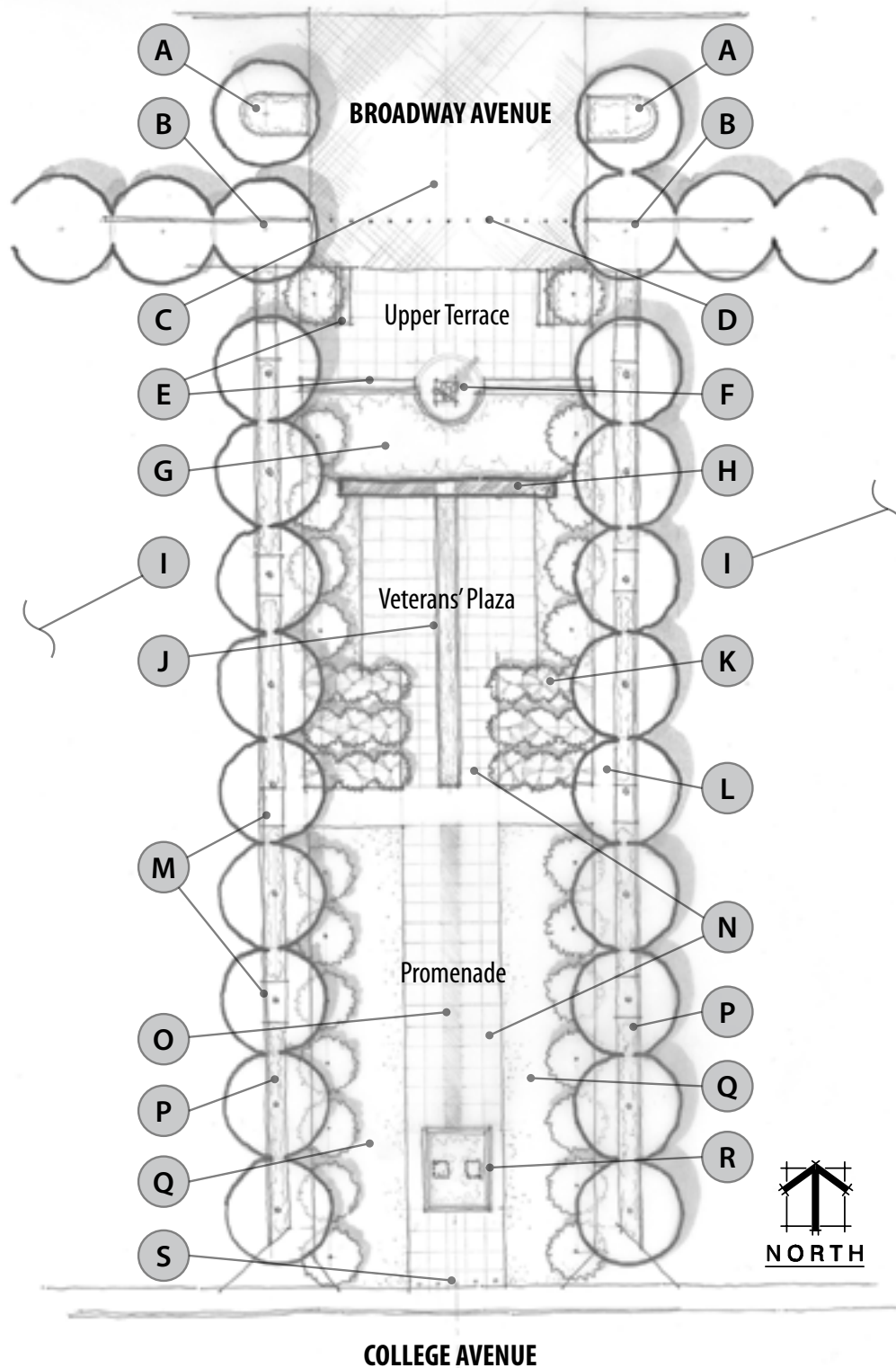
The “Remembrance of the Veteran” concept creates an introspective environment for individuals to peacefully reflect upon the service and loss of our nation’s heroes. Here, the plaza is nestled into the slope of the site, allowing a contemplative space that celebrates our armed services and other service men and women. The inclusion of a 9/11 memorial fountain would mark the first of its kind for our City. The overall linear arrangement of space reinforces the inherent connection between government and its citizenry.

LEGEND

- A** Median planters for traffic calming
- B** Large shade trees
- C** Paved transition / Pedestrian crossing, flush with curb and sidewalk
- D** Lighted bollards
- E** Benches
- F** Local artist sculpture
- G** Planted slope to absorb change in elevation
- H** Black granite memorial wall / monument w/ white marble center block
- I** Parking lots
- J** Ground-level water runnel
- K** Flowering tree bosque / Noise filter
- L** Concrete sidewalk / ramp
- M** Parking lot entrances
- N** Light tan concrete w/ dark accent pavers to match courthouse
- O** Dark paving strip reinforces lineal axis
- P** Planted buffer between public space & parking lot
- Q** Lawn
- R** 9/11 memorial fountains
- S** Bollards at south entrance



↑ TO COURTHOUSE



REMEMBRANCE OF THE VETERAN



"Spokane will acquire, operate, enhance, and protect a diverse system of parks, boulevards, parkways, urban forest, golf courses, and recreational, cultural, historical, and open space areas for the enjoyment and enrichment of all." - City of Spokane Comprehensive Plan

PARKS, RECREATION, & OPEN SPACE

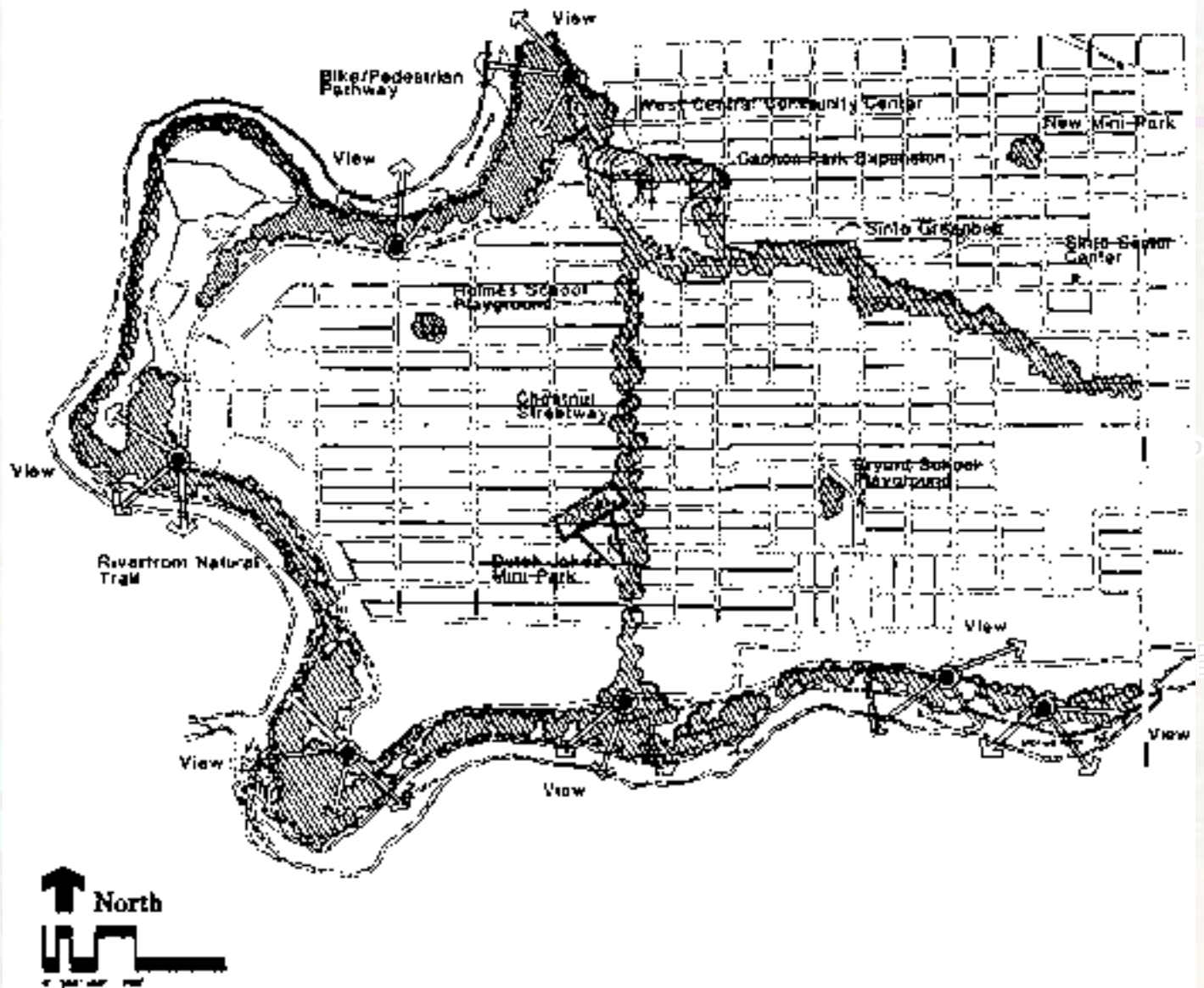


FIGURE 29 - THIS PARKS PLAN FROM THE 1986 NEIGHBORHOOD COMPREHENSIVE PLAN IDENTIFIES PARKWAYS AND USE OF NEIGHBORHOOD OPEN SPACES TO CREATE MORE RECREATIONAL OPPORTUNITIES WITHIN WEST CENTRAL.

Parks, Recreation, & Open Space Issues

West Central enjoys hundreds of acres of public assets in the form of riverfront open space, A.M. Cannon Park, Dutch Jake's Place and Skeet-So-Mish mini-parks, Holme's and Bryant school playgrounds and the West Central Community Center. Much of the riverbank and bluff rim is protected from development in the Summit Boulevard Parkway and Hamblen Conservation Area. The Centennial Trail will play an important connection once complete in the neighborhood. The trail already has a great connection south across the river in High Bridge Park at the Sandifur Memorial Bridge. The importance of these open spaces and recreational opportunities cannot be stressed enough. From the 1986 neighborhood plan,

"These properties and facilities comprise millions of dollars in public land value and capital investment, but even this economic measure is exceeded by the social value such community facilities add to the neighborhood's livability."

At the time of the 1986 neighborhood plan, West Central enjoyed several recreation and open space amenities. Park improvements made throughout the neighborhood in the last ten years and those proposed for the Centennial Trail and in Kendall Yards in the near future are placing West Central on the path to even greater benefits for livability. Planning is currently underway to link the Centennial Trail from Riverfront Park and downtown Spokane through West Central towards Riverside State Park. Kendall Yards has committed to providing the Trail. Currently, Greenstone proposes to run the Centennial Trail along the bluff through a series of urban parks, recreational parks, and open space settings to link with the High Bridge trail and Summit Boulevard. The work will see the last major gap in the trail finished. West Central is looking forward to these additional amenities and should continue to plan for their seamless integration into the neighborhood.



FIGURE 30 - DUTCH JAKES MINI PARK.



FIGURE 31 - A.M. CANNON PARK IN THE HEART OF WEST CENTRAL.

Parks, Recreation, & Open Space Issue 1

West Central benefits from a large amount of natural open space for recreation. Unfortunately, there are few areas of vacant land available within the neighborhood for more active recreational amenities. Therefore, West Central needs to concentrate on enhancing and protecting its rich open space areas.

Action Steps

- Encourage public acquisition of riverfront lands and the development of recreational uses that do not conflict with the Shoreline Master Plan within the riverfront natural environment as the primary neighborhood open space.
- Maintain the predominantly natural environment along the river and emphasize passive recreation in new public developments.
- Ensure that public viewpoints of the river valley are easily accessible.
- Create a more park-like atmosphere along Summit Boulevard. Blend the activities of the Centennial Trail with the passive recreation uses called for in the natural open space areas of West Central.
- Provide “mini-park” recreational facilities throughout the neighborhood, particularly in residential areas where access to Cannon Park or the river is limited by distance or arterial road crossings. Look for possible shared use opportunities with neighborhood schools.

Parks, Recreation, & Open Space Issue 2

West Central will greatly benefit from a complete Centennial Trail running through the neighborhood. The neighborhood should explore opportunities for other trails along the river that provide access to key points of interest.

Action Steps

- Ensure public access to all riverbank areas through the public acquisition of or easements for the Centennial Trail and Summit Boulevard Parkway.

Parks, Recreation, & Open Space Issue 3

As a key component of the livability in West Central the neighborhood parks and open spaces need better maintenance, regular clean up, and safety improvements.

Action Steps

- Weed management programs should be devised and implemented in the West Central Neighborhood and along the Spokane River banks.
- Street furniture with attached trash receptacles will encourage community members to maintain neighborhood cleanliness and still maintain a positive visual impact.
- A community volunteer resource program should be developed providing maintenance of appearance, cleanliness and safety within the West Central Neighborhood.

“Spokane will be a safe and nurturing community that provides a diversity of social, recreational, educational, and cultural opportunities for all ages. A strong, positive identity for Spokane will be furthered by constructive community events and activities.” - City of Spokane Comprehensive Plan

SOCIAL NEEDS

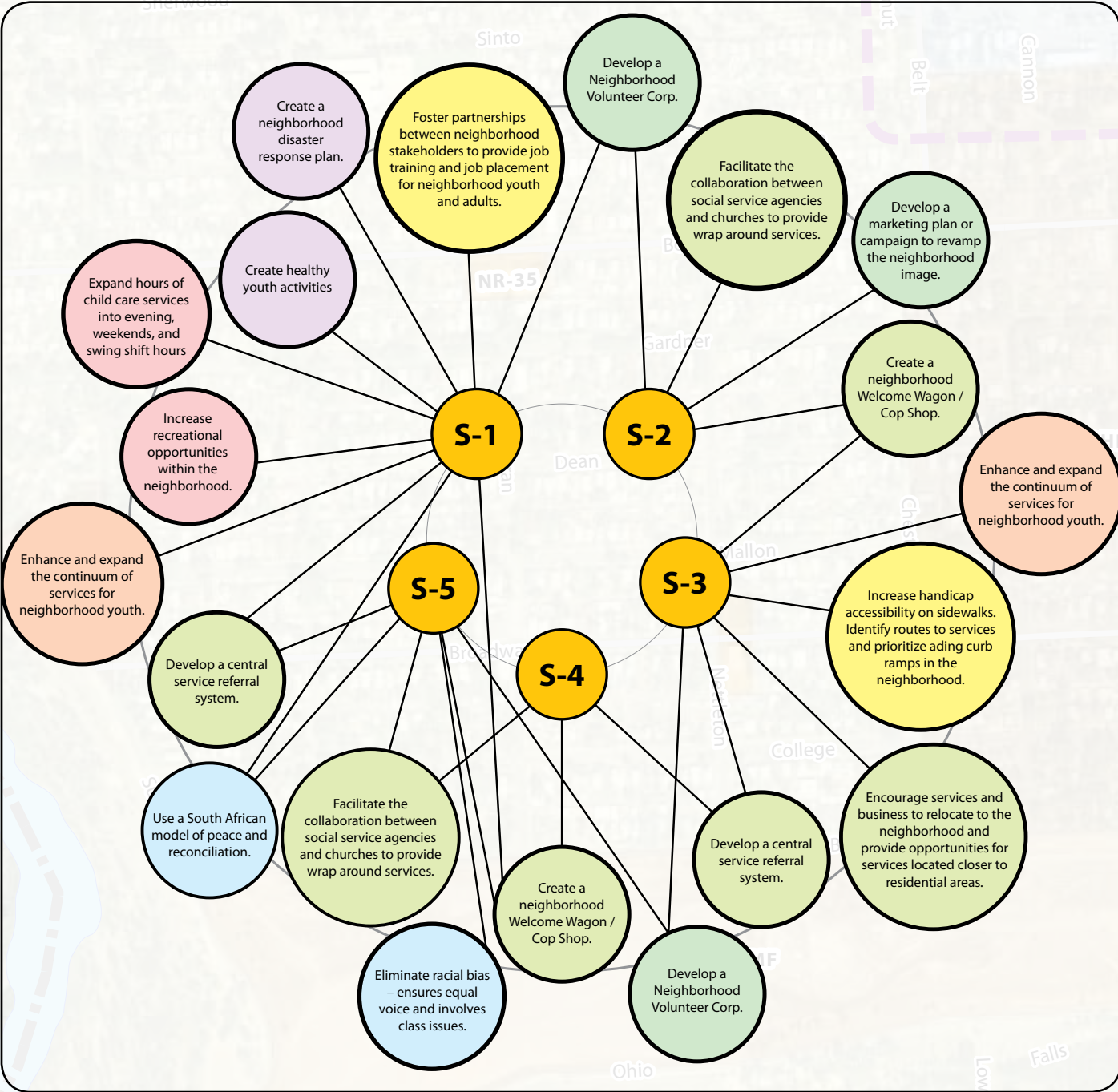
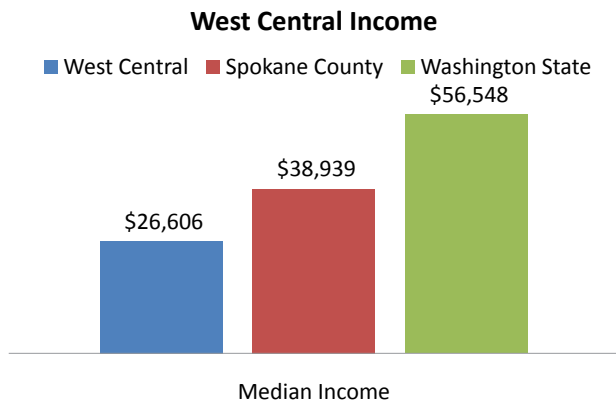


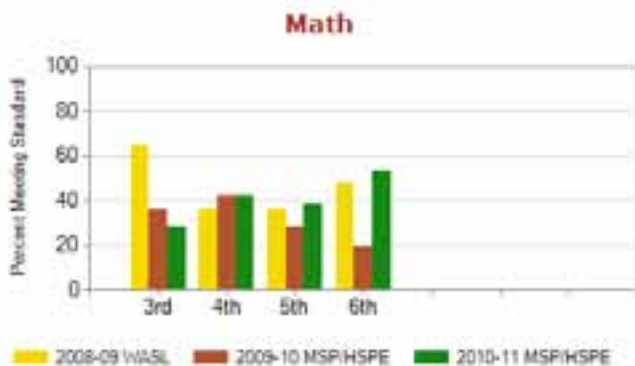
FIGURE 32 - SOCIAL ISSUES IN WEST CENTRAL ARE COMPLEX AND INTERRELATED.

The 2000 Census reveals disproportionately high levels of poverty in the West Central Neighborhood, with 15% of families earning less than \$10,000 per year, and 20.3% of families in the community subsisting below the Federal poverty level (Bates).



In 2010 it is estimated that the median household income for families in the West Central Neighborhood is \$16,257, compared with the Spokane average median income of \$34,788 and the Washington average of \$46,915 for the same period (Dominguez). This economic disparity led to 84.4% of the students at one of the elementary schools which serve West Central to qualify for free or reduced price meals (in comparison the School District average was 55.7% and the Washington State average was 43.7%) (OSPI).

There are two public elementary schools serving the West Central Neighborhood: Holmes Elementary which is in the neighborhood and Audubon which is just outside the neighborhood's northwest boundary. Additionally, a K-12 Education Center (Bryant) is located in the neighborhood and students also attend Glover Middle School and North Central High School. Both elementary schools tested significantly lower than the



school district and state averages, fifth grade test scores at Holmes Elementary School for example, demonstrated that only 37.8% of the students had met or exceeded State standards in math, compared with 65.6% in the district and 61.3% statewide (OSPI).

In addition only 40% of 5th graders at Holmes met or exceeded State standards for reading, compared to 65.5% for the District and 67.7% for the State. Another troubling statistic showed disparity in 4th grade writing at Holmes, where only 22.8% of students met or exceeded State standards compared with 58.8% for the school district and 61.4% for the State. Glover Middle School which enrolls students from both elementary schools serving West Central also demonstrated below average test scores (OSPI).



Higher education attainment is a concern in the neighborhood, with only 10.5% of residents in the 2000 Census reporting the completion of an Associate's Degree, and 8% reporting the completion of a Bachelor's Degree. The high school dropout rate among neighborhood residents is very high, with 17.1% of adult residents reporting that they have not completed high school or a high school equivalency test. In contrast, the estimated annual high school dropout rate for Washington State is only 5.6% according to the Office Of The Superintendent Of Public Instruction (OSPI). Many adult residents of the West Central Neighborhood have completed only minimal education levels, with 5.2% reporting educational attainment of less than ninth grade (OSPI, Bates).

The Washington State Department of Corrections estimates that 702 youth living in the West Central Neighborhood have a parent who is currently involved with the criminal justice system. Further the Department of

Corrections estimates that 491 of these young people in the neighborhood are likely to become involved with the criminal justice system themselves at some point in their lives (Inwegen).

Social health indicators demonstrated significant disparities between the residents of West Central Neighborhood and the control group of Spokane County. According to the Spokane Regional Health District, the number of unmarried mothers in the West Central Area was 62.6% (compared with 32.6% in Spokane County), maternal smoking was at 44.5% in the neighborhood (compared with 19.2% in the county), and infant mortality rate in the West Central area was 11.8 per 1,000 births (compared with 5.7 per 1,000 births in the County) (Dominguez).

High-Risk Hepatitis B behaviors were reported to be almost three times higher in the West Central Neighborhood than in Spokane County (13.7% compared with 4.6%), and 71.1% of residents skipped meals at least one per month (compared with the 40.6% average for Spokane County). The overall life expectancy of a child born in the West Central Neighborhood between 2000 and 2007 is 4.9 years lower than the average for residents of Spokane County.

The West Central Neighborhood is home to over 54 social and human service agencies including faith-based organizations, which are essential to the health and well-being of the residents. These services range from women's health care, family health care, elderly care, transition homes, youth programs, child care, before and after school activities, and emergency food and family care for individuals.

An awareness of the strengths and weaknesses/limitations of these service deliveries has been assessed, and this can be used as a point of improvement in the systems concerning overall service delivery, communication and easy access of these services by the recipients.

Among those services desired by residents for improvement and/or increase in provision include; a more responsive emergency service, better transit routes, more safety and health programs for youth, women and children, education programs for families, and more affordable housing options for low income residents, including transitional housing for the homeless.

During a social and health services meeting (West Central Social Health Assessment forum April 2010) by providers, information was provided concerning the type of services provided, gaps in the delivery of these services and possible solutions for improvement and prioritization by the respective community planning committees. The very strong response received from social providers and other stakeholders indicates that the West Central Neighborhood has an interest in improving the quality and quantity of the services provided in West Central.

Sources:

OSPI. Washington State Office of the Superintendent of Public Instruction Report Card (2010/2011) Retrieved from <http://reportcard.ospi.k12.wa.us>

Dominguez, Adrian E (Spokane Regional Health District) West Central Community Health Assessment (April 2010)

Inwegen, Patrick Van (Whitworth University) West Central Neighborhood Community Survey (Spring 2009)

Bates, Marla and Melissa Wittstuck (City Of Spokane Planning Services Department)

West Central Neighborhood Assessment Report (March 2005)

Social Needs Issue 1

In order to combat high school dropout rates, drug and alcohol abuse, and gang activity, West Central needs to develop a safe and nurturing community that provides a diversity of social, recreational, educational, and cultural opportunities for all ages.

Action Steps

- Support healthy youth activities with the establishment of a youth sports league and/or a volunteer corps to assist with neighborhood projects and activities.
- Expand the availability and hours of child care services into evenings, weekends, and swing shift hours to allow parents the opportunity to attend civic functions and to work to support their families.
- Foster partnerships between neighborhood businesses to provide job training and job placement for neighborhood youth and young adults.
- Create a neighborhood disaster plan that coordinates emergency services in times of calamity and disaster.

Social Needs Issue 2

Creating a positive reputation for livability will help West Central make the neighborhood attractive and desirable. The neighborhood should be considered as safe and nurturing community that provides a diversity of social, recreational, education, and cultural opportunities for all ages.

Action Steps

- Develop a social marketing plan or campaign to revamp the neighborhood image. The plan should focus on the positive aspects of the community and create a sense of pride in West Central.
- Create a neighborhood Welcome Wagon to assist new homeowners and tenants in West Central feel welcome, involved, and introduce them to local services and businesses.
- Develop a neighborhood volunteer corps to assist with neighborhood sponsored functions (i.e. Neighbor Days, Neighborhood Clean Up) and to assist the West Central Community Center and Cops West cop shop.

Social Needs Issue 3

West Central has a lack of everyday local services that are easily accessed by the elderly, disabled, or low-income residents of the neighborhood. Services that are available are often difficult to access.

Action Steps

- Increase handicap accessibility on sidewalks, identify routes to services and prioritize additional curb ramps in the neighborhood.
- Enhance and expand the continuum of neighborhood social services such as mentoring programs for youth.
- Encourage services and businesses such as medical, dental, barber and hair care to locate into the neighborhood and provide opportunities for services to be located around residential areas closer to those who need them the most.

Social Needs Issue 4

Social service agencies are unaware of the services being provided within West Central.

Action Steps

- Facilitate the collaboration between social service agencies and churches to provide wrap around services.
- Develop a central service referral system to better coordinate the services provided by the many social service agencies in the neighborhood (currently there are over 54 social service agencies in the neighborhood)

Social Needs Issue 5

With West Central's diverse racial and socioeconomic population, there is a perceived issue with racial integration. The neighborhood should strive to create a community free of racial or social bias.

Action Steps

- Eliminate racial bias through the creation of training programs which help identify and eliminate racial bias, ensuring an equal voice for all social and economic classes.
- Use a model of peace and reconciliation such as the South African model to address social and economic class issues.

“Spokane’s quality of life will be built on a partnership of diverse interests, including education, business, government, and neighborhoods.” - City of Spokane Comprehensive Plan

ECONOMIC DEVELOPMENT

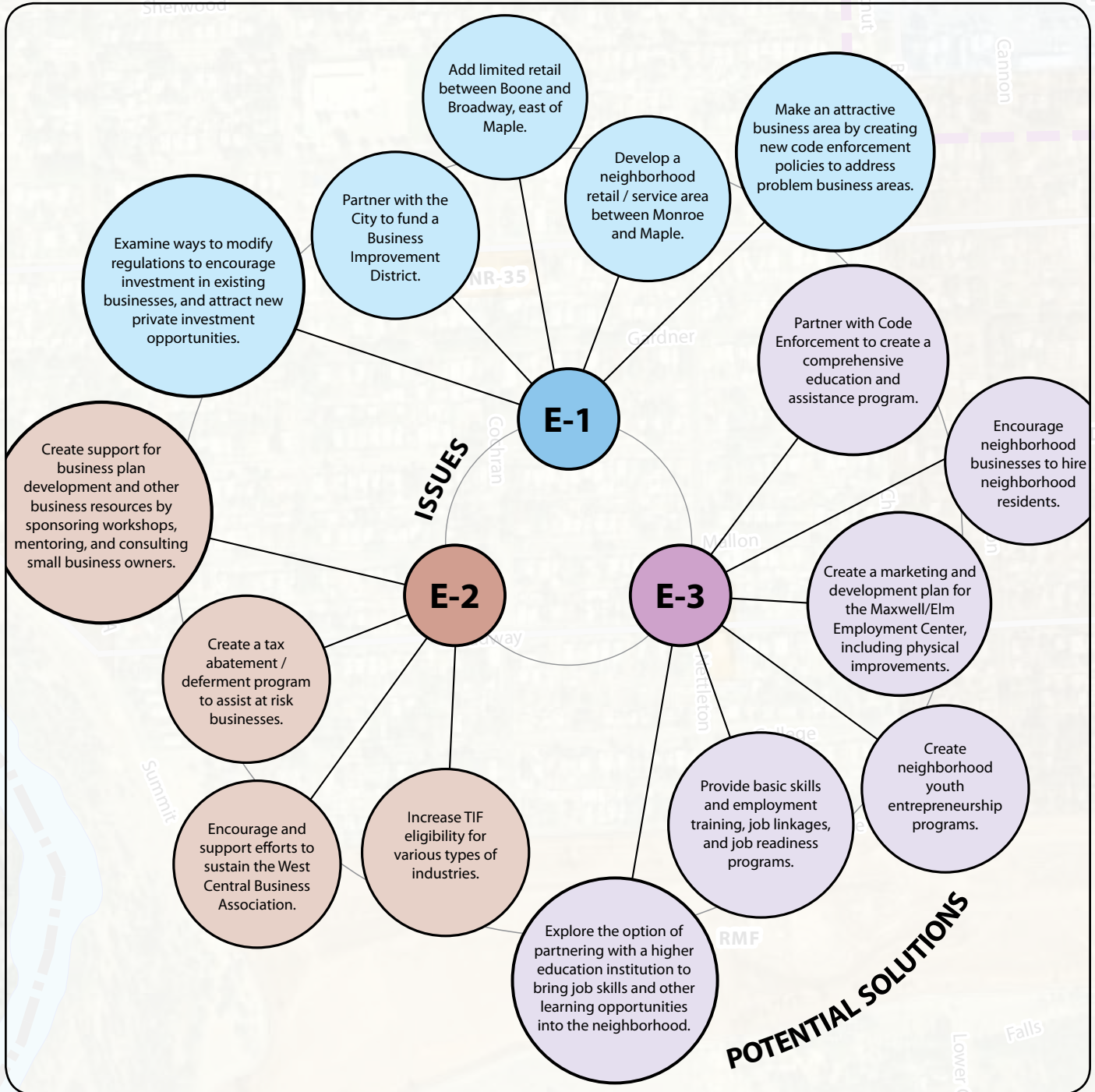


FIGURE 33 - ECONOMIC ISSUES IN WEST CENTRAL

Economic Development Issues

A strong West Central Business Community will be established by providing economic incentives that encourage retail development and business ownership. West Central needs to create economic incentives to attract individuals who will invest into the local neighborhood and contribute to the restoration of the community.

Neighborhood housing is one of the foundations that support commercial and retail development in West Central. To foster development in the West Central Business District, there must be growth in per capita income and housing ownership.

Higher education and continuing education opportunities need to be provided within the community. West Central Community should explore the option of partnering with a higher education institution to bring learning opportunities within the neighborhood. Workforce Training programs will equip individuals with needed skill sets to assist community members in qualifying for and obtaining quality employment. The West Central Neighborhood should create areas centered around retail development to encourage business growth specifically focused on an accessible grocery store.

Economic Development Issue 1

A strong West Central business community is desired to support existing business and promote and encourage economic investment and activity in the neighborhood.

Action Steps

- Create a marketing and development plan for the Maxwell/Elm Employment Center. Design an entry statement and physically enhance the Maxwell/Elm Employment Center.
- Study the regulatory environment to see if there are ways to eliminate barriers to and encourage investment in existing businesses and attract new private investment opportunities.
- Pursue strategies to energize vacant storefronts.
- Study ways for the neighborhood to support development in the neighborhood retail / service area between Monroe and Maple.
- Explore the need for limited retail areas to service the office uses allowed in the O-35 zone between Boone and Broadway east of Maple.
- Partner with the City to make neighborhood business areas attractive by assisting Code Enforcement and supporting a Business Improvement District.
- Encourage and support efforts to sustain the West Central Business Association

Economic Development Issue 2

Incentives need to be established that provide support for small businesses in the neighborhood who employ residents of West Central.

Action Steps

- Pursue funding sources to match Tax Increment Financing (TIF) to encourage living wage jobs in targeted industries located in West Central.
- Examine alternatives at the State and Federal level to create a tax abatement / deferment program to assist at risk businesses.
- Examine ways to create a non-profit entity providing a revolving loan fund for neighborhood businesses.
- Promote existing incentives such as Historically Undervalued Businesses (HUB) and Community Empowerment Zones (CEZ). Investigate other opportunities for programs such as:
 - Sales and Use Tax Deferral / Exemption
 - State Business and Occupation (B&O) - New Job Tax Credits
 - State B&O - International Business Tax Credits
 - State B&O - Training Tax Credits
 - Waivers for General Facilities Charges (Water and Sewer Fees)
 - Federal funding for ADA Barrier Removal
 - ADA Barrier Removal Tax Deduction & the Disabled Access Tax Credit
 - Brownfield Redevelopment Opportunities and Incentives
- Increase opportunities for local neighborhood businesses and residents to access information about business plan development and other business resources by sponsoring workshops, mentorships, and consulting small business owners.
- Investigate opportunities for the neighborhood to assist with the funding of innovative public infrastructure such as solar street and pedestrian lighting.

Economic Development Issue 3

West Central has high unemployment rates and a high percentage of the neighborhood population falls below the poverty income level. Education may play a critical roll in these issues.

Action Steps

- Encourage neighborhood businesses to hire neighborhood residents and encourage neighborhood entrepreneurship.
- Provide education to residents about programs that provide basic skills and employment training and job readiness.
- Create neighborhood youth entrepreneurship programs.
- Explore the option of partnering with a higher eduction institution to bring job skills and other learning opportunities into the neighborhood.

APPENDICES

The Neighborhood Action Plan for West Central is the most current planning work in the neighborhood. Planning has been an ongoing process in West Central for over 25 years. The following documents are included in this plan by reference:

Document

- | | |
|--|---|
| A. Open House Presentation Boards - 10/11 | U. Planning Overview of Land Use and the Comprehensive Plan in West Central Presentation - 2010 |
| B. Open House Public Comments - 10/11 | V. City of Spokane Comprehensive Plan |
| C. Potential Land Use Study Areas - 8/11 | W. City of Spokane Land Use and Zoning Designations for West Central |
| D. Neighborhood Sub-Area Character - 3/12 | X. Spokane Regional Bikeway Network |
| E. North Monroe Corridor Planning - 7/09 | Y. Community Health Assessment for West Central by Adrian Dominguez, M.S. - 2010 |
| F. Nettleton's Addition Historic District - 4/6/06 | Z. Spokane School District "Report Card" (Holmes, Bryant, and District-wide) 2012 |
| G. Center & Corridor Design Guidelines - 8/11/02 | |
| H. West Broadway Power Point Presentation - 6/9/03 | |
| I. Crime Prevention Through Environmental Design Report - 7/04 | |
| J. Maxwell/Elm Employment Center Power Point Presentation - 7/28/05 | |
| K. Master Shorelines Program Power Point Presentation - 11/3/08 | |
| L. Spokane County Trails Plan - Draft 2/28/06 | |
| M. West Quadrant TIF Power Point Presentation - 5/14/07 | |
| N. West Central Neighborhood Design Plan 1986 | |
| O. West Central Neighborhood Map | |
| P. West Central Neighborhood Assessment Report - 3/28/05 | |
| Q. West Broadway Neighborhood Center Twenty-Year Vision - 6/12/03 | |
| R. City of Spokane Focused Growth Alternatives /Mixed-Use Case Studies - 2003 | |
| S. City of Spokane 20-Year Population Allocation - 2006 | |
| T. West Central SWOT Analysis (Strength, Weaknesses, Opportunities, and Threats) | |

For additional planning resources, please see:

- www.wcnplanning.com
- www.spokanecity.org

