

# Economic & Community Development Division Monthly Report - August 2011



Division Mission Statement: *To advocate and facilitate policy and process that helps stimulate a diversified, vibrant and growing local economy.*



## Monthly Featured Activity: Rebuilding Together

*This month, the Economic & Community Development featured activity was submitted by Paul Trautman from the Community Development Department. Community Development funded several Rebuilding Together Spokane projects that occurred in April. This nonprofit uses skilled and unskilled volunteers to perform minor home repairs and cleanup for City low-income homeowners ([www.rebuildingtogetherspokane.org](http://www.rebuildingtogetherspokane.org)). This is a photo of volunteers at one site.*

## Planning, Community & Economic Development Committee of City Council:

Met twice in August. Minutes are available at <http://publicdocs.spokanecity.org/cityclerkrecords/>

### August 1, 2011 - REPORTS FROM STAFF TO COUNCIL:

1. Change of Use Project (Mayor's Office, Mike Edwards)
2. Arts Department Funding (Arts Department, Karen Mobley)

### August 15, 2011 – REPORTS FROM STAFF TO COUNCIL:

1. Capital Programs Public Participation Resource Guide (Nikole Coleman-Porter/Planning Services)

## **Mayor's Priority: Sustainable Economic Development**

### BUILDING SERVICES DEPARTMENT:

- ❖ Significant Projects Issued
  - \$14,094,851 Traditions at South Hill
  - \$ 3,000,000 Hollister Stier Addition & Remodel
  - \$ 1,800,000 Mobius Science Center-*Phase I*
  - \$ 1,000,000 New Clementine Retail Center (*Shell*)
- ❖ Significant Projects Submitted for Plan Review
  - \$10,875,680 New Lowe's
  - \$ 3,000,000 Hollister Stier Addition & Remodel
  - \$ 1,654,880 New Atlas Electric Shop & Office
  - \$ 1,356,996 Holy Cross Church Addition
  - \$ 1,000,000 Holiday Inn Express Renovation
- ❖ August Highlights and Trends
  - Led by the 150 unit, \$14 Million Traditions Apartments, the construction valuation for permits issued inched above average for the 2<sup>nd</sup> month this year.
  - To help us sustain this positive momentum, construction valuations will likely be above monthly averages for 3 of the 4 remaining months of the year as 5 projects with valuations of \$1 million or more were submitted in August; *and the Pre-Development Conferences held suggest a half dozen multi-million dollar projects could be submitted for review before the end of the year.*
  - New Single-Family Housing Starts had their worst showing this year as only 5 new homes were permitted. *This is the lowest total for any month of August on record.*

### TARGETED AREA DEVELOPMENT (Multiple departments):

*Targeted Area Development is the city's place-based economic development strategy to blend our strategic economic growth initiatives with our investments in long range planning and capital improvement and involves staff from multiple departments.*

- FOOTHILLS: Staff presented draft reports and reviewed economic analysis with Utilities and Finance on the potential private development of this city-owned property.
- INTERNATIONAL DISTRICT: The first new mixed use housing development project was initiated, and Inland Empire Residential Resources will be developing a \$5 million, four story, workforce housing project with approximately 9,000 sq. feet of commercial retail on the ground floor.
- MARKET STREET: Briefed Greater Hillyard Business Association, Hillyard Neighborhood Council and merchants committee on the contract with Impact Capital for specific MainStreet

revitalization deliverables, implementing portions of the Greater Hillyard North East Planning Alliance neighborhood plan completed in 2010.

- **NE Development:** The Advisory Board reviewed information on Public Development Authority organizational structure with the city attorney and staff.
- **NORTH BANK:** The internal interdisciplinary team for the Monroe Street Revitalization project was formed with members from the Engineering, Public Works, Planning and Business and Development Services Departments coordinating and collaborating on the various aspects of the project including transportation improvements, streetscape, stormwater and underground utilities and infrastructure. The project includes two University of Idaho Architecture and Landscape Architecture graduate classes who are studying redevelopment and revitalization scenarios along the corridor which will be used to help refine the improvements planned within the public right of way. The students met with City staff to discuss the adopted Centers and Corridors strategy and tour the Monroe Street corridor.
- **SPRAGUE:** Staff continued work on the Sprague Employment Center implementation of a significant East Central Community Development Block Grant funding for infrastructure, Right Of Way improvements of fire hydrants, and service lines upsizing to meet redevelopment needs.
- **U DISTRICT:** University District Sprague Corridor RFQ process was closed. The contract will be brought to Council in September. The Health Impact Assessment is complete; two conference presentations are scheduled for October.

#### BUSINESS & DEVELOPMENT DEPARTMENT

- **Brownfields Incentive:** To continue state support of the city's program, we are negotiating renewal of the Interagency Agreement for the WA Coalition of the Brownfield Revolving Loan Fund with Commerce. Drafting EPA grant proposal.
- **Multifamily Tax Exemption Incentive:** Four Final Certificates of Exemption on Kendall Yards Townhomes on Summit Parkway: \$1400 in fees were collected in addition to processing several dozen Annual Certificates.
- **Site Selector regional on-line real estate investment tool:** The upgrade is 90% complete and should be ready for a soft launch in September.
- **Southgate Redevelopment:** Began working with developers and staff to provide economic development leadership to resolve stormwater issues.
- **Weights & Measures consumer protection services:**

Item Tested	August tests	Year to Date Total	# Failed YTD	Units Ordered Off Sale
Commodities	165	1430	16	589
Taxi Meter (new)	0	24	15 (63%)	
Scales	0	639	27	
Taxi meter seal checks	9	50		
Consumer Complaints	2	19		
Gas Pumps	328	1780	80	

- Weights and Measures case study: during commodities checks at Back-to-School sales, found some items to have signage that advertised a lower price than the items cost, because the items had been placed in the wrong bins. This would result in the consumer paying more than they expected to for these items. These overcharges would not have been noticed by most consumers because they normally buy a “cart-full” of back-to-school items at one time.

#### COMMUNITY DEVELOPMENT DEPARTMENT:

- ❖ Staff completed on-site monitoring visit at Spokane Neighborhood Economic Development Alliance.
- ❖ Staff organized a September 7<sup>th</sup> meeting between agencies working on microenterprise activities and those doing workforce development, at the behest of Councilwoman Waldref.
- ❖ Community Development submitted its annual Section 3 report of construction contracts to businesses employing low and moderate income residents. During our 2010 program year, 65% of HOME program and 31% of CDBG program construction contracts were made to Section 3 Business Concerns. Contracting information is submitted annually to the federal office of Fair Housing & Equal Opportunity to demonstrate how Spokane HUD programs support job opportunities for low-income residents.

#### PLANNING SERVICES DEPARTMENT:

- ❖ 10-Year Urban Growth Area Update
  - The City continues to participate in a multijurisdictional collaborative effort to update the Urban Growth Area (UGA) and planning for the next twenty years of growth in the Spokane metropolitan area. Despite State legislation that pushes the update deadline back to 2017, the Growth Management Steering Committee of Elected Officials (City Members include McLaughlin, Rush and Waldref) voted unanimously to complete the update on schedule by the end of the year.
  - A State Office of Financial Management (OMF) population forecast was adopted and used to complete a Land Quantity Analysis (LQA) to determine how much land will be needed to accommodate the predicted population growth. The LQA concludes that the existing UGA has sufficient land capacity to accommodate the projected population growth without the addition of any more urban land.
  - Four UGA alternatives maps have been developed and analyzed for their impacts on existing urban services. The Spokane County Planning Department is the lead agency for SEPA and plans to circulate a Draft Supplemental Environmental Impact State (DSEIS) at the end of September.
  - The City Plan Commission will hold a hearing and make a recommendation to the City Council on the proposal. The City Council may pass a resolution stating the City’s preference on the update; however the County Board of Commissioners will make the final decision after a recommendation from the Steering Committee of Elected Officials.
- ❖ Fairchild Air Force Base Joint Land Use Study (JLUS) Phase II –Implementation
  - The City is working with Spokane County and other participating jurisdictions to develop model zoning and comprehensive plan policy to implement the recommended strategies of the 2009 Fairchild JLUS Study. The JLUS Study lays out strategies for a coordinated effort to maintain Fairchild’s role in national defense and its role as a vital member of the local community.
  - Once completed, the model ordinance will help the impacted jurisdictions adopt consistent policy to protect the base from incompatible development in the surrounding area. The implementation work is supported by a grant from the Department of Defense (DOD) Office of Economic Adjustment (OEA). The Spokane County Planning Department is the lead on the grant providing in-kind staff time along with the City and other jurisdictions.

#### WORKFORCE DEVELOPMENT DEPARTMENT:

- ❖ The Spokane Area Workforce Development Council has been nominated for the Governor’s Best Practice in Workforce and Economic Development Award for its *Work Ready* Spokane Initiative. The

initiative is designed to connect workforce development, economic development, education and employers by providing information on the skill base of Spokane's students and job seekers.

- ❖ *WorkSource Spokane* continues to adapt its employment workshops to meet the needs of our customer base and appeal to a diverse audience, including laid off professionals. New workshops will include Identifying Employment in the Hidden Job Market, Using Social Media During Job Search, and Negotiating the Job Offer. These new workshops will begin in fall 2011.
- ❖ *E-3 Initiative* – The Economy, Energy and Environment (E3) initiative supports the manufacturing sector by providing sustainability assessments, training, and recommendations to improve manufacturers' efficiency in order to save energy, money and support economic growth. At the federal level, the U.S. Departments of Labor, Commerce, and Energy and the Small Business Administration are all combining resources to support this initiative. The SAWDC is engaged with the E-3 initiative to align our local training efforts – primarily through the State Energy Sector Partnership (SESP) grant – with additional sustainability efforts to benefit our local manufacturers.
- ❖ *Small Business, Micro-Enterprise and Entrepreneurship* – The SAWDC is working with a consortium that includes the City of Spokane's Building and Development Services, SNAP, SNEDA, AHANA, Goodwill Industries of the Inland NW, the Washington State Microenterprise Association, as well as other community partners to conduct research and dialogue on how the workforce development system can better support entrepreneurship, microenterprises and small business development.
- ❖ *State Energy Sector Partnership Grant* –
  - Spokane Community College will be offering a *Sustainable Building Advisor* course for unemployed and incumbent workers to teach sustainable building and retrofitting practices with the intent of building and maintaining Green buildings. Classes are scheduled to start in September. Please contact Patrick O'Halloran at SCC for more information. [POHalloran@scc.spokane.edu](mailto:POHalloran@scc.spokane.edu)
  - *Build It Smart* continues to conduct green training to journey level workers in the skilled trades and in the past month have conducted trainings with the Cement Masons, Ironworkers and Inland Empire Electrical Trust workers. The Electrical Industry Group (EIG) of Washington is equipping three large training trailers which will criss-cross the state to offer green electrical training. These trailers will hit the road in early 2012.
  - *Youth Unemployment and Next Generation Zone Activities* – Youth unemployment during this difficult economic period is staggering: The number of youth not in school and unemployed in the state of Washington for 16-25 year olds is **66,243**. Further, 16-19 year old males currently have a **46.1%** unemployment rate in WA State, compared to **24.2%** of females. The SAWDC's Youth Council and staff have been working to promote youth employment and will continue to support business with hiring youth and young adults.
  - *US Congresswoman Cathy McMorris Rodgers* visited WorkSource Spokane to learn about local workforce development initiatives and hear from workforce development partners. The Congresswoman spent the morning visiting with staff and touring the WorkSource Spokane facility. She paused to speak with several employees heard about their efforts and accomplishments as they work to serve job seekers and businesses in our community. Congresswoman McMorris Rodgers then met with Executive Director Mark Mattke and board members of the Spokane Area Workforce Development Council as well as the leadership team from WorkSource Spokane and representatives from Greater Spokane Incorporated, Community Colleges of Spokane and others. Much of the conversation was centered on the post-recession job climate and the need to reevaluate and modernize the Workforce Investment Act which was implemented in 1998.
- ❖ Local leaders gathered for a brief conference at *Triumph Composite Systems* to meet with *US Senator Patty Murray*. Mark Mattke facilitated the event which also included Mayor Mary Verner, Triumph CEO Tim Stevens, and Todd Woodard from the Spokane International Airport. The conference was held in order to illustrate the impact of local programs which serve our business community and job seekers. Triumph Composite Systems has worked closely with the workforce system for several years and benefited from the services it has received. It was calculated that for every dollar of taxpayer's money

invested into programs in which Triumph participates, ninety-one dollars is generated by Triumph alone.

- ❖ Two recent recipients of assistance from WorkSource Spokane were also invited to share their stories. Both recounted the struggles they faced in finding work due to challenges and barriers which were beyond their control. In both cases, it was the programs available through WorkSource Spokane which got them back on their feet and able to once again support themselves and their families. Senator Patty Murray is a staunch advocate and leading voice supporting the workforce investment system and the programs that have meaningful impacts upon our community.

## ***Mayor's Priority: Quality of Life***

### ARTS DEPARTMENT:

- ❖ Grant applications were submitted to the Inland Northwest Community Foundation and the City of Spokane Lodging Tax Advisory Committee for the pilot projects for the Sculpture Walk Expansion.
- ❖ Planning is underway for the City of Spokane Arts Awards which will be presented on October 3 at the City Council Meeting.
- ❖ The exhibition of art by artisan members of Northwest Designer Craftsmen was installed in the Chase Gallery. Planning is underway for the fall Visual Arts Tour, October 7 – 8.
- ❖ The Spokane Arts Commission will host an artist potluck at the Chase Gallery with the artist collective, RiverSpeak, to plan the 2012 exhibition and “variety” shows that will be presented in conjunction with February Visual Arts Tour.
- ❖ Our intern, Stephanie Lange, has returned to her college and is meeting next week with the President of Keuka College to propose the development of an on-campus public art program based on her time with us this summer. Our volunteer, Kjertsi Cubberling, has just gone to the Kennedy Center for the Performing Arts to intern in the press office.

### NEIGHBORHOOD SERVICES DEPARTMENT:

- ❖ Litter Control Crew Removes over 70,000lbs of trash from Spokane County in August:
  - The Litter Control Crew is responsible for providing solid waste abatements, illegal dump pickup and general clean-up the litter on both City and County roads. In August, the crew removed over 70,000lbs of trash from our community. If you have an illegal dump to report please call 625-6083. The litter control crew is a service provided through funding of the Regional Solid Waste system.

### COMMUNITY DEVELOPMENT DEPARTMENT:

- ❖ A new application form developed for use by community centers in requesting CDBG funding following discussion by Community Development Board.

## ***Mayor's Priority: Communications***

### NEIGHBORHOOD SERVICES DEPARTMENT:

- ❖ Community Assembly publishes snow survey to gather input: The Community Assembly Public Safety Committee has published a survey to gather input from Spokane citizens about the City's response to snowfall in 2010 & 2011. Data gathered from survey responses will be used to develop recommendations for any changes that may be desired by the community in the City's snow removal response. The survey is available online at [www.emersongarfield.org](http://www.emersongarfield.org).
- ❖ 2012 Neighborhood Calendar Photo Contest: In August, the CA announced that they will be hosting a photography contest as a method for gathering the best neighborhood photographs to include in the 2012 neighborhood calendar. Everybody is welcome to submit their favorite neighborhood picture by

emailing it to [chiefgarryparknc@gmail.com](mailto:chiefgarryparknc@gmail.com). Submissions must include the photographers name, a photograph title and a brief description of the photo. The submission deadline is October 24. A committee of CA representatives will serve as the contest judges. Winners of the contest will have their photograph published in the 2012 neighborhood calendar and receive a free copy of the calendar.

#### PLANNING SERVICES DEPARTMENT & NEIGHBORHOOD SERVICES DEPARTMENT:

- ❖ Community Assembly Leadership Workshop
  - On Saturday, August 20<sup>th</sup>, approximately twenty citizens participated in an educational workshop on Conditional Use Permits. The workshop was held at the East Central Community Center and was jointly hosted by the Office of Neighborhood Services and the Planning Services Department. Both departments received positive feedback regarding the workshop. In email regarding the event, one attendee, Victor Frazier, wrote, "I had the pleasure of attending, and found the workshop very informative and valuable."

### ***Mayor's Priority: Infrastructure***

#### COMMUNITY DEVELOPMENT DEPARTMENT:

- ❖ 2010 CD Sidewalk Contract completed having carryover from winter weather delay. 2011 CD Sidewalk Contract underway.

#### NEIGHBORHOOD SERVICES DEPARTMENT:

- ❖ Community Assembly Recommends New Traffic Calming Policy to City and City Council: The Community Assembly Pedestrian Transportation & Traffic Committee has been working over the last year to revise the 2004 Traffic Calming Guidelines. The revised document has been recommended by the Community Assembly to serve as the City's new traffic calming policy. The policy outlines the process in which citizens can identify and seek resolution to traffic calming issues on their neighborhood's residential streets. The policy will be presented to the City Council for their consideration in September.

### ***Mayor's Priority: Financial Stability***

#### COMMUNITY DEVELOPMENT DEPARTMENT:

- ❖ Community Development intern Patrick Anderson completed his ambitious summer project of rewriting the Community Development Department's Healthy Homes Production grant application in preparation for HUD's FY2012 grants competition. Patrick is a EWU graduate student who combined this summer work with EWU's grant writing and administration class. Patrick created a more concise funding proposal making Spokane a stronger competitor for these high-demand grant funds. If funded, this grant will increase Single-Family Rehabilitation Program activity of hiring contractors to repair substantial life, health, and safety hazards in lower-income owner- and renter-occupied housing.
- ❖ Single Audit Exit Conference held for Community Development. No findings.