
APPENDIX A: SMART GROWTH IMPLEMENTATION ASSISTANCE VISIT

Background on SGIA

Communities around the country are interested in fostering economic growth, protecting environmental resources, and planning for development, but they may lack the tools, resources or information to achieve these goals. In response to this demand, the Development, Community, and Environment Division of the USEPA, launched the Smart Growth Implementation Assistance Program. This is a competitive program to provide technical assistance—through contractor services—to selected communities. This assistance is expected to improve the overall climate for infill, brownfields redevelopment, and the revitalization of non-brownfield sites—as well as deliver on other community and environmental goals.

The City of Spokane was one of four communities selected to participate in the SGIA program in 2006. The city and its local partners asked EPA to help with the following tasks:

- Develop an understanding of the Spokane market and potential for urban redevelopment in the University District; and
- Identify strategies that the public and private sectors can use to create a strong neighborhood and increase development opportunities in the University District.

After receiving this charge from the city, EPA worked with its contractor, ICF International, to assemble a team of national smart growth experts to assist the city. The Team visited Spokane January 17-19, 2007. Site visit activities included a two-day public design workshop, meetings with university and city leadership, and a final public presentation of the team's findings. The workshop and presentation were open to the public and included a wide variety of participants including area residents, property owners, the business community, city and university leadership, local developers, and brokers. Based on their experiences in other parts of the country, this Team provided Spokane with options and strategies for consideration that could support development objectives for the University District.

Project Sponsor

City of Spokane Department of Economic Development

Local Team Members

Teresa Brum
City of Spokane

Bruce Butterworth
East Sprague Business Association

Marty Dickenson
Downtown Spokane Partnership

Cody George
City of Spokane

Brian Jennings
City of Spokane

Patrick Jones
Eastern Washington University

Bob Scarfo
Washington State University

Dick Winchell
Eastern Washington University

Special Thanks

To Mayor Hession and the City Council for allowing the Team to use the City's excellent facilities, and for encouraging the exploration of new planning ideas for Spokane's University District.

Workshop Participants

Participants in the workshop and meetings represented a wide range of viewpoints and interests. We had participation from property owners, businesses, real estate professionals, interested citizens, city officials and staff and others. The participants listed have been consolidated from sign-in sheets that were circulated during the workshop and are included for reference purposes only. This list may not represent the full number of attendees. Individuals may not have seen the sign-in sheet at the workshop or they may have chosen not to sign in.

Melissa Ahern	Dave Clack	Dennis Hession
Bob Apple	Julia Clarke	Marie Hill
Rodolfo Arevelo	Fritz Clarke	Art Jenkins
Tom Arnold	Santos Covarrubias	Brian Jennings
Reah Beach	James Dalton	Scott Johnson
Grant Becherini	Larry Davis	Patrick Jones
Greg Belenky	Serina Dettwiler	Bill Kelley
Teresa Brum	Loren Dudley	Shannon Kelly
Rob Burnett	Dave Enos	Jim Kolva
Teresea Cameron	Roger Flint	Bob Lafferty
Lisa Capoccia	Al French	Dennis Leidall
Jami Cary	Cody George	Jamie Litzkow
Barbara Chamberlain	Earl Gibbons	Paul Lutey
Steve Cheung	Margie Hall	Bob Mackuz
Emily Christianson	Josh Hall	Dave Mandylke

Nancy McLaughlin
Patrick McSpadden
Joan Menzies
Doug Menzies
Julie Neff
Don Oliveri
Brian Pitcher
Barry Quinlan
Angela Raymond
Ron Reed

Dave Robinson
Mike Rhome
Richard Rush
Patricia Sampson
Brian Says
Andy Schenck
Larry Schmedding
Joe Shogan
Don Sims
Dave Sitton

Darrell Smith
Joel Smith
Brad Stark
Steve Trabun
Mary Ann Ulik
Len Urgeleit
Mary Verner
Amber Waldref
Mike Warpenburg
Dick Winchell

EPA/ICF Consulting Team

Dena Belzer, Principal

Strategic Economics

Ms. Belzer specializes in connecting regional economic and demographic growth trends to real estate development activity and local policy initiatives. Ms. Belzer's work draws upon a traditional urban economics framework and innovative analytical techniques to provide strategies for addressing growth and development-related issues. Ms. Belzer is an expert on transit oriented development, fostering mixed-use districts, and local-serving retail attraction. She has helped to establish best practices for transit oriented development in multiple communities as well as writing extensively on the topic.

Jim Charlier, President

Charlier Associates, Inc.

Mr. Charlier is a nationally recognized transportation planning professional with 31 years experience in local, regional and statewide settings across the country. He has provided transportation planning services to clients throughout the United States and is a frequent speaker, lecturer and facilitator on urban transportation planning challenges and opportunities. Mr. Charlier obtained BS and MS degrees from Iowa State University in 1972 and 1975 and is a certified planner (AICP).

Melissa Edwards, Associate

Strategic Economics

Ms. Edwards specializes in regional analysis, financial feasibility and market analysis. Ms. Edwards received her Masters in City and Regional Planning with a concentration in local and regional economic development from the University of California, Berkeley in 2004.

Tim Van Meter, Architect/Partner

Van Meter Williams Pollack

Mr. Van Meter's experience has ranged widely from buildings, to landscape designs, to urban designs for districts and neighborhoods. As a partner in Van Meter Williams Pollack, Tim has focused on mixed use developments, urban infill projects and affordable housing. He has led the design team on many of the firm's complex design projects, formulating the program, building consensus and developing design solutions. Projects include: affordable housing developments; industrial reuse plans; and mixed use projects.

Rick Williams, Architect/Planner

Van Meter Williams Pollack

Mr. Williams' work has been on the forefront of mixed use pedestrian and transit-oriented planning and urban design. The scale of projects range from residential developments, mixed-use neighborhoods and urban infill to community plans and new town proposals. As a partner in Van Meter Williams Pollack, Rick brings his diverse background and extensive experience to focus on planning and urban design projects involving mixed use, pedestrian and transit oriented developments as well as project management and construction administration efforts for a variety of the firm's building projects. Projects Rick has been recently involved include the MacArthur Boulevard Streetscape Concept Plan; Millsmont Urban Design Plan, S.F. Transit Oriented Neighborhood Planning, Prescott /Acorn Neighborhood Transportation Plan, Westminster Traditional Neighborhood Design Guidelines, the Fremont CBD Plan, and the Fremont Small Lot Residential Design Guidelines.

William Schroeder, Vice President, ICF International, managed the ICF consulting team.

EPA Representatives

Adhir Kackar and Matthew Dalbey, Development, Community and Environment Division

Schedule of Activities

Wednesday, January 17, 2006

8:30- 9:00 AM: Team meeting

9:00– 11:00 AM: Tour of the University District

11:30 AM – 1:00 PM: Lunch with local team

2:00 – 3:30 PM: Meeting with city officials and Mayor to discuss University District development objectives and project goals.

4:00 – 5:00 PM: Prepare for evening meeting

5:30 – 7:00 PM: Meeting with the community to identify University District development objectives and issues of concern to the public. (Open to the public)

Thursday, January 18, 2006

8:30- 9:00 AM: Team meeting at Rocket Coffeehouse

9:00 AM- 6:00 PM: All-day workshop to develop development options for the University District (open to the public)

9:30 – 11:30 PM: Meeting to discuss University District transportation issues with City engineering and public works, SRTC, and DKS Associates.

3:30 – 5:00 PM: Meeting to discuss campus development objectives and issues with Riverpoint campus institutions and city.

5:30 – 7:00 PM: Presentation of preliminary findings to the community

Friday, January 19, 2006

8:00 – 9:00 AM: Presentation of project findings to City Council

9:00 AM – 12:30 PM: Prepare for community presentation

1:00 – 3:00 PM: Presentation of project findings to Community (open to the public, broadcast on Channel Five)

3:30 – 5:00 PM: Presentation of project findings to city officials
