

## Meeting Minutes

DATE: May 8, 2013  
TIME: 7:00 to 8:30 p.m.  
LOCATION: ESD 101 Meeting Room, 4201 S. Regal

### 7:00 PRESENTATION -- Office of Police Ombudsman, 2012 Report

Melissa from the Ombudsman's Office

- Report available on the Ombudsman website: [www.spdombudsman.org](http://www.spdombudsman.org)
- Review of complaints to Ombudsman and IA
- 234 complaints in 2012
- 104,000 SPD contacts and responses total
- Lists complaints and resolutions
- All recommendations made by Tim Burns since 2009 and SPD response to them.
- You can file complaints and commendations on the website.
- You can also make an appointment to give your complaint in person
- Now located in 1<sup>st</sup> floor of city hall
- Prop 1 passed in February and put the Ombudsman office in City Charter.
- Recommendations:
  - Re-implement School Resource Officer
  - Improve service of public records requests
  - Form a special prosecutors function in the city

### 7:30 NEIGHBORHOOD BUSINESS

- **Approval of Minutes – please refer to website for posted minutes.**
- April minutes recommended for approval as written, seconded, unanimously accepted.
  
- **Treasurer's Report Approval**
- Same as last month.
  
- **Community Assembly Report – Shelly O'Rourke**
- Councilwoman Waldref pointed out that the city red light contract will run out in the fall. The city is considering whether or not to renew. Part of decision based on accident statistics.
- WC Community Center May 29<sup>th</sup> 3:30 to 5:00
- ONS needs the minutes from Jan-March  
[neighborhoodadgendas@SPOKANECITY.ORG](mailto:neighborhoodadgendas@SPOKANECITY.ORG)
- June 24<sup>th</sup> 6:00-7:30pm will be another social media and web training at Tin Can on Garland, register through Boris Borisov at the city [bborisov@spokanecity.org](mailto:bborisov@spokanecity.org).
- Comp Plan Amendments before Planning Commission:
  - Alton's on 29<sup>th</sup>

- 32<sup>nd</sup> and Grand
    - Cancer Care NW
  - Sonneland Properties along 29<sup>th</sup> and SE Blvd. 30 acres from SE Blvd west to Pittsburgh
  - Lincoln Heights having meeting on May 21<sup>st</sup> about this issue, location TBD.
- **Pedestrian & Trails (PeTT Committee) – Paul Kropp**
  - City considering renewal of Photo Red Program. The collected monies are now committed to traffic calming projects. The neighborhoods have a stake in that, we might want to pay attention.
  - PeTT committee is point of contact for this renewal
  - Needs to be renewed by end of calendar year, but the program criteria need to be met to continue the program (public safety issues).
  - Councilwoman Waldref wants to try to get this outlined before city budget process in the fall
  - On-street parking policy recommendations may be forthcoming from the PeTT committee
  - CA is going to ask the PeTT committee to give input to the street bond issue of building Complete Streets or just standard streets with street bond money. Meeting next Tuesday, Southgate needs a representative.
- **Spokane Police Resource Officer**
  - Capt. Dave Richards
- **Neighborhood Planning Update – Land Use Committee**
  - **Presentation by Dave Black about Target**
    - Wanted to explain his point of view on this process
    - Thanked Kerry and Ted for the work they do on Southgate's behalf
    - Appreciates the neighborhood's passion
  - Black Development History with District Center:
  - Interested in the site back in 2004, thought Target might be interested in a South Hill location. Has always thought Target was the tenant.
  - Bought property in 2007 and 2010
  - Target was interested but never wanted to commit, thought Sprague store covered the need.
  - Dave went ahead anyway because he thought it was good in-fill property.
  - 2005 Dave started the Comp Plan amendment process with KXLY and Joers (Little Maverick)
  - Comp Plan Change came through, Developer's Agreements were developed and signed after land use change.
  - B/C Dave is in the brokerage business he speaks to large businesses/retailers every day. The only one that continued to express interest was Target

- WalMart had proposed a store at 42<sup>nd</sup> and Regal and the two0story design was abandoned as too expensive (so says Dave's source at WalMart)
- Still no deal with Target as of this date. Neighborhood reps have met with Target Development Manager, John Dietrich (Note: Kerry Brooks met with him in April and Mr. Dietrich attended both the February and April Design Review Board meetings)
- Doing 135 prototype (Target's term for their standard store), but slightly modified for curving site.
- Integrated Site Plan still needs kit of parts fleshed out. Helps identify a common theme for the three District Center sites. Finally wrapping that up since Target has finally signed off on the benches, trash cans, paving designs, etc.
- Just finished the Kit of Parts yesterday, given to Chesney today. Neighborhood reps have not yet seen it.
- Target will buy 11 acres of the 15, Dave will own 4 acres along Regal and Palouse.
- There is an easement agreement that will delineate the use of the property overall.
- Dave is, "Doing the best he can to meet everyone's requirements"
- He will leave cards for people to contact him with questions
  - E-mail: [dblack@naiblack.com](mailto:dblack@naiblack.com)
- Dave gave a brief biography (schools, college, taking over the family business).
- Dave's Dad did Manito shopping center, Lincoln Heights (1957), Comstock neighborhood, Glenrose, Blackwood (where Dave lives)
- Dave has vested interest in the south side. He wants it to be as good as we do, he's just doing the best he can.
- Dave has response to SEPA that should be coming to the neighborhood reps.
  - Covers drainage and traffic
  - The SEPA covers everything it needs to, it is not piecemeal. Hard to look at those issues without known uses.
  - Traffic study (with trip generation) done for Target and city has them as well
  - Storm water, levels of outflow will remain the same. A vault will be built to hold it, it will be pumped to a swale and metered out at existing levels.
  - Two engineers have done traffic projections (via ITE manual)
- Questions for Dave Black
- Ray Tansy: what took you so long to come visit?
- Response: I'd like to say I'm busy, but its scary because everyone seems against you.

- Ray Tansy: Will you take care of graffiti better with your final project
- Spokane Fire Department made us tear them down the abandoned buildings, we painted over at least 5 times. 85 employees in Dave's company. Graffiti on any new project will be painted over the next day.
  
- Jerry Boyd: Will the plaza be built at the same time as the Target.
- Response: Part of Dave's contract with Target is to build Target and plaza, Pad B and C and build a stoplight (cost shared with KXLY and hopefully Little Maverick)
- Dave is paying for the plaza. Other plazas may be built on other properties.
- 3 pedestrian trails move west to east along the property
  
- Paul Kropp: how interested are you in supporting STA in getting the far south hill connected to the medical centers and the north side
- Response: Dave is building a permanent bus stop
  
- Rita: You said 4000 sqft was the dimension of the plaza
- Response: Dave said he thinks it's actually bigger than that
  
- Teresa: Have all the property owners signed the ISP?
- Response: they have all given an agreement signed and given to Gary Bernardo and Gary gave it to the city
- Dave wants the neighborhood reps to review the final Kit of Parts
  
- All national retailers have requirements and they make the developer spend much money ahead of time
- Target will meet in July to decide whether or not to sign off on the project
- Appeal to the SEPA might lose Target. SEPA appeal would delay it at least a year or lose it entirely
- An alternative if Target goes away is possibly apartments or WalMart.
- Dave wants to work with us
  
- Ray: Is the façade any different from the Target standard?
- Response: It's not a City Target (like in downtown Seattle), so it is basically a prototype (standard design), Target maintains it is different. This Target has a District Office which gives it more details and interest on the front.
- There was a short discussion with Scott Chesney about building plan adherence to the Initial Guidelines for Centers and Corridors as it relates to the design of the Target building. Scott said they are still working on it and that there may be exceptions made for some of the requirements (i.e. glazing and façade treatments along the side facing Palouse Hwy.)
- They are flexible for a national tenant, but they have their processes.
- The DA clearly calls for a 135,000 sqft building.

- Jonathon: How will the street improvements coincide with construction
- Response: Offsite improvements have to be done simultaneously and will be done before Certificate of Occupancy is given by the city.
- Target has to sign off on it.
- Scott Chesney, Spokane Planning Director: Two major benchmarks with the ISP approval. 1) The first is the Kit of Parts and the remaining parts of the ISP. Black's team must show full agreement on the ISP before they can pull a permit. 2) All offsite improvements must be done and signed off on before Certificate of Occupancy is granted. "They [the requirements] have real teeth."
- Target is making Dave bond the improvements.
  
- Jerry: Do you have an email address from any of us?
- Dave might have them
  
- 44<sup>th</sup> Avenue update
  - Curbing continues, there was a short presentation about the design change made by the city to not include flush concrete flow-through gutters on their portion of the road. Paving of the roadway is set to begin a week after this meeting.
  
- Design Review Board workshop 4/24/13 on Target
  - Most information was covered during Dave's presentation and the associated discussion.
  
- State Environmental Policy Act (SEPA) Checklist on Black property
  - SNC Land Use Committee will be meeting to discuss any possible areas for appeal to the SEPA application for the Black Property.
  
- **Announcements**
  - Clean Up (dump pass) program

8:30 Adjourn

---

**2012 Officers:**

- Teresa Kafentzis, Chair
- Ted Teske, Vice Chair and Secretary
- Ray Tansy, Treasurer
- Shelley O'Rourke, Community Assembly Representative

**Eligible Voters must meet by-law criteria of:**

- Residing in, owning property in, or owning a business within the SNC boundaries
- Have attended two consecutive meetings prior to this one
- Voting membership lapses on the sixth successive unexcused absence