Emerson Garfield Community Commons Comprehensive Plan

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Emerson Garfield Community Commons Comprehensive Plan

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Executive Summary

The content of this Community Plan is intended to be used by future community developers in order to create a Community Commons for the Emerson-Garfield Community. This document is a compilation of the potential resources such as an outline of costs, desired features and elements, possible funding sources, building plans, and more. The plot of land located at 127 West Mission Avenue is an ideal space for the community commons. This was determined to be the best way to meet the desires of the Emerson-Garfield Neighborhood Council.

Introduction and Purpose

Introduction

In 2014 the Emerson-Garfield community came together and compiled a document which laid out places in their community where they saw room for improvement. This document is called the Emerson-Garfield Neighborhood Action Plan. Under the section community resources, the community members revealed a need for an increase in, and streamlining of, community resources. They highlighted several needed resources, such as a Community Center, job skills and health education, information on landowner and tenant laws, and youth and recreation activities.

In the Emerson-Garfield Community Commons Comprehensive Plan, our aim, is to provide this community with much needed resources that will enhance the lives of those within the community.

The Executive Summary section outlines what this plan is intended to do. It gives a brief overview of the plan and its parts.
The vision statement and purpose explain the goals and hopes of the community commons and this plan.

The Background and History section gives a brief history of the Emerson-Garfield community, as well as background information on the current community resources available. Concluding this section will be background on the proposed location for the Emerson-Garfield Community Commons.

The Emerson Garfield Community Commons section lays out the specific areas of the Community Commons, and how they address the needs of the community. The areas include; Youth and Recreation, Educational Resources, and Community Involvement. Additionally, there will be a timeline which will lay out the steps that will need to be taken in order to open the Community Commons.

The Implementation section will explain how we plan to implement a Community Commons. This section answers question such as: How much will this cost? Who will pay for it?

The Swot Analysis section justifies the need for a Community Commons in the Emerson-Garfield Neighborhood.

The potential funding section outlines ideas for funding the E.G.C.C.

**Vision Statement**

The goal of this community plan is to create and grow a space within the Emerson-Garfield neighborhood that makes its residents feel connected and at home by providing resources, safe places to gather and interact, and opportunities for the betterment of each individual, therefore creating a stronger, more successful community within this Spokane neighborhood.

**Purpose**

The purpose of the Emerson-Garfield Community Commons (E.G.C.C.) is to fulfill the wishes of the Emerson-Garfield community as laid out in the Community Action Plan. The Commons will contribute positively to the community and surrounding neighborhoods, providing the members of Emerson-Garfield and surrounding areas with a safe and fun environment to learn and play. This comprehensive plan lays out all the information that is needed to get the Community Commons up and running. This comprehensive plan is intended to:

- Define what will be included in the Emerson-Garfield Community Commons
Examine the available geographic space for a Community Commons

Explain why a Community Commons is beneficial to Emerson-Garfield

Determine how the Community Commons will be funded

Guide the community on future actions involving a Community Commons

The Emerson-Garfield Community Commons Comprehensive Plan outlines what steps need to be taken in order to create the Community Commons in the future. The ideas laid out in this plan should be used to guide future decisions regarding the construction of the E.G.C.C.

**Background and History**

**Neighborhood**

Centered around Corbin Park which was originally a race track, the Emerson-Garfield neighborhood started in 1887. Later, in 1891 the neighborhood's first school, Emerson elementary opened. In the span of nearly 17 years two more elementary schools, (Audubon and Garfield) a middle school (Havermale) and a high school would open (North Central). In 1976 the Corbin Park Methodist Church became the first senior Commons to open in the neighborhood. In 1976 the Emerson-Garfield neighborhood was officially established. July 27th of 1986 would mark the first neighborhood design plan adopted. This plan would focus on land use, circulation, community facilities and neighborhood design.

In May of 2012, the Eastern Washington University analysis brought up issues like sidewalks and pedestrian paths, vacant lands and available lots, connectivity and neighborhood identity. In 2013 the Emerson-Garfield Neighborhood Council would vote on new goals based on the EWU analysis which include: increasing EGNC membership and encouraging diversity, using electronic communication with members residents and businesses, finding creative ways to support businesses on N. Monroe, improving parks and park events, aligning more closely with neighborhood organizations and improving safety and traffic conditions on the streets.

**Proposed Location**

Our proposed location for the Emerson-Garfield Community Commons is in the lot on Atlantic and Mission street at 127 W Mission Ave, Spokane, WA. Currently, this lot is being used for Spokane Police training. Although, this is on the edge of the Emerson-Garfield neighborhood, we believe it will be a successful location due to its
proximity to the Logan neighborhood. The Logan neighborhood does not currently have a Community Commons and is looking for another neighborhood to partner with.

How much does a Community Commons increase property value?

- Connecting Normandie street to Mission, only take the left half of the property, (without gas station) Use that half to construct the Community Commons and skate park and park on there. 2 ½ acres. Find out how much space for each item (skatepark, park, Community Commons) Serves two neighborhoods, Logan and Emerson-Garfield.
Emerson Garfield

Community Commons

Layout of Community Commons

In our pursuit of the ideal community resource center, we determined that the best way to use the available land was to construct a community commons. Instead of creating one large community center, all of the item should be spread out across the available land. There are four buildings that will be housed on the community commons as well as a skate park. The rest of the space will be green space with paths connecting each of the buildings. There are several reasons why this is the best way to accomplish the goals of the community commons.

First, having buildings apart from each other requires the community members to walk between buildings, mimicking Jane Jacobs idea of creating “small blocks” to encourage community interaction.

Next, the inclusion of multipurpose spaces such as classrooms allows for the constant use of the space, ensuring that people will be coming and going from the EGCC throughout the day.

Finally, by having central pathways, as well as windows looking out into the main green space, and skate park, we are able to use supervision to ensure that everyone is staying accountable for their actions, a concept that Jacobs refers to as “eyes on the street.”

Youth and Recreation

The youth in the Emerson-Garfield community are lacking opportunity for recreational activity. A main feature of the Community Commons will be a skate park. We will construct a skate park which will include a half pipe, rails,
and a small bowl. This will be an area that is highly supervised, and has plenty of surrounding green space. It will be a safe place that youth can go after school and on the weekends. It provides an opportunity for youth to socialize and get physical activity.

Another aspect in terms of outdoor recreation will be green space. There will be plenty of green space within the E.G.C.C. There will be benches and pavilions in which families can spend time, and have outdoor gatherings. There will be a small playground for the children of Emerson-Garfield. Additionally, there will be plenty of landscaping features such as trees and flowers. As well as some hill areas that can also be used during the winter months for sledding. These areas will be well-lit, highly visible, and easily accessible from each surrounding building of the E.G.C.C.

In terms of indoor recreation, there will be an indoor recreation room inside of the main classroom building. This rec room will be available for use during the winter months where the youth of Emerson-Garfield can play basketball, or volleyball, or any other sort of indoor activity.

**Educational Resources**

The new Community Commons will provide various multi-use classrooms. In the main building of the Community Commons, there will be a front room which will serve as an information center, the rec room, and three classrooms accessible from the rec room, as well as the outside of the building. In the information center you can find information about available classes, how you can rent or reserve the spaces, and what is available to you at the E.G.C.C.. As well as finding information about events and happenings in the Emerson-Garfield community.
This will be the main hub of the E.G.C.C. where you can go for any questions or comments regarding the E.G.C.C..

In the Emerson-Garfield Neighborhood Action Plan, the members of the community identified a need for educational resources within the community. The educational resources they see a need for include health education, job skills education, and landowner/tenant resources. The classrooms built into the main building will provide a place for these educational opportunities. Surrounding colleges, such as Whitworth University or Gonzaga University, are often looking for service learning opportunities. There are students who would be able to volunteer to teach these classes for school credit, this way, there is no need to hire outside help to teach these classes.

For health education, we want to offer classes on different days and times during the week, so that those who are interested can find a time that works with their schedule. Topics can be decided on by the members of the community by way of community forums, but some ideas include classes on safe sex or healthy diet and living. As mentioned previously, these classes could be taught by college students who need service learning opportunities.

For job skills education, we again want to offer classes on different days and times during the week. Some of the topics for these classes could be resume workshops or mock interviews.

Another idea for job skills education that crosses over with community involvement, is the hands on opportunities available at the tea room. The tea room will be located at the other end of the E.G.C.C.. It will sit on the corner of Normandie and Sinto, this is the point where the majority of traffic travels. In putting the tea room here, we can maximize the amount of people who pass by it. The many windows of the tea room provide eyes on the commons. The tea room will be run mainly by members of the community who want to build their resume, but also need a safe and nurturing environment to do it in. It is designed to be used by women who are recovering from domestic violence, homelessness, or dependency issues. The tea room will provide them with a safe place to build their resume and learn valuable job skills.
skills that they can use in the future. We hope to partner with a non profit, similar to catholic charities, in the hopes that they could fund and help to run the tea room.

Finally, the community asked for access to landowner and tenant resources. We want to make these available in the front room of the main building in the form of pamphlets, it would also be beneficial to hold seminars in which community members can come and learn about laws and what resources are available to them as a landowner or a tenant. If requested, classes on these laws and resources can be arranged.

**Community Involvement**

We intend on pursuing partnerships with community members/organizations. In pursuing these partnerships, we hope to open additional opportunities to the youth of Emerson-Garfield. This can come in the form of clubs, and maybe sports teams. We hope that organizations in the community will be willing to help fund the Community Commons in exchange for the use of classrooms, outdoor areas, etc. Another benefit for organizations in the community who want to be a part of E.G.C.C. is that they will potentially gain new members that want to participate in organizations.

The tea room will also provide community outreach, where people can learn valuable job skills, and the community members can drink delicious tea which helps to fund activities in the community. The profits from the tea room will filter directly back into the E.G.C.C.
Emerson-Garfield Community Commons

SEPTEMBER 2017
The city council approves the gift of the Normandie/Sinto property. Estimated time: 1-2 days.

After approval, an Environmental Impact Study as well as a Brown Field study will be conducted by a private contractor. Estimated time: 1 month.

OCTOBER 2017
The Planning Board grants permission for the correct zoning. Estimated time: 1 week.

Application for demolition permit, as well as actual demolition of existing structures. Estimated time: 2 weeks.

NOVEMBER 2017
Supplies will begin to be ordered.

Construction will continue as far as weather allows. Estimated time: 1 Month.

MARCH 2018
Construction resumes full-time.

SEPTEMBER 2018
Emerson-Garfield Community Commons opens.

Come in. We’re OPEN

Visit emersongarfieldccc.org
Implementation

Land

- If the city council does not donate the land, the entire lot is currently assessed at $2,848,000.00.
- A Brown Field and Environmental Impact study can be paid for by the current owner or from anywhere between $1500 - $6000.

Permits and Construction

- Demolition Processing fee: $72.97
- Demolition Inspection fee: $318.94
- Demolition: $15,000
- Spokane Non-profit Business License and Business License Application Fee: $56.50 + $19 = $75.5
- Small skateparks are around 6000 sq ft and at $40/sq ft
  - Total: $240,000
- Landscaping: 4000 sq ft at $2.86/ sq ft
  - Total: $11,440
- Indoor gymnasium: 8000 sq ft at $110.97/ sq ft
  - Total: $887,782.27
- Gym, Park, and Building equipment: $50,000
- Parking lot: 110 sq ft at $1.43 sq/ft 50 ft
  - Total: $7865
- Community Center Buildings
  - $100.37/ sq ft for a 70,000 sq ft building
  - Subtotal: $6,056,695.39
  - Overhead (10%): $605,669.54
  - Profit (5%): $302,835.77
  - Bonding (1%): $60,566.95
  - Total: $7,025,766.65

Total

- With Donation: $8,244,400.30
- Without Donation: $11,092,400.30
SWOT Analysis

In justifying the time it will take to build, as well as the cost of construction, we look at the benefits that will result from the construction of the Community Commons. First, the members of the community identified a weakness in available resources. There is currently no resource or Community Commons in the Emerson-Garfield neighborhood. The members of the Emerson-Garfield community have identified a need for streamlined existing resources, as well as the addition of new resources. These additional resources include: Health education, youth activities, landowner/tenant resources, senior services, job skills education and recreation opportunities. There is a lack of such resources for this community.

In identifying this weakness, the community has also found an opportunity to remedy this lack of community resources. There is a city maintenance yard on Mission and Atlantic which currently for sale. This would be a huge benefit for the community. Not only did they specifically ask for a Community Commons in the 2014 neighborhood action plan, but the resources that will be available to them as a result with benefit every member of the community. There will be educational resources and recreational resources that were not previously available to the community.

Our Community Commons will be targeting school aged kids 8 to 19 years. Also targeting adults who need job skills education, health education, and information about tenant/landlord laws. While the majority of the population is over 70 years, we felt that it was necessary to build a community commons that would be meeting the next largest population of Emerson-Garfield; the children in primary school and the adults entering the workforce. We chose to do this because the community already has resources to meet the largest portion of the population.
Potential Funding Sources

Youth Athletic Facilities Grant
- Provides funding to buy land and renovate outdoor athletic facilities that serve youth.

Land and Water Conservation Fund, Community Parks Grant
- Provides funding to buy or develop public outdoor recreation areas and facilities. Grants support both acquisition and development of active and passive recreation areas and conservation lands. Public use is required.

Washington Wildlife and Recreation Grant
- Provides funding to acquire, develop, or renovate outdoor recreation facilities. Program is for neighborhood, community, and regional parks. At least 50 percent of funding in this grant category is dedicated to acquisition projects.

Leona Gruber Trust Grant
- The Leona Gruber Trust distributes 15 grants per year with an average size of $2,000. Preference is given to organizations with a focus on youth, health care, community, and education.

Other Options

Tax Increment Financing
- Impose an incremental tax for commercial development around the community commons. Businesses closest to the commons pay a 20% tax.
  - This percentage decreases for businesses further away from the commons.

Community Bonds
- Raise the funds through community bonds, which can be paid back with interest after an allotted time.

Pursue a Partnership with the Logan Neighborhood
- In exchange for use of the commons classrooms and buildings, the Logan community may wish to contribute to the funding of the commons.

Conclusion

At the closing of the Emerson-Garfield Community Commons Comprehensive Plan, we have seen the vision of the commons. We have looked into the neighborhood, and
located a piece of land which is suited to house the commons. We have seen what the community commons will include and the intentionality with which they have been laid out. We have investigated the implementation costs, and analysed the need for a community commons. We have demonstrated that this is a plausible plan which can be carried out with the help of the community. Our hope is that this plan will aide the community in their pursuit of increased and streamlined community resources.