

# Kendall Yards Homeowners Association Meeting

August 23, 2018 at 10am

Kendall Yards Welcome Center

133 W. Summit Parkway, Spokane WA 99201

## **In attendance:**

Jim Frank, President, Greenstone Development

Joe Frank, Director, Greenstone Development

Gil Pierce, Rockwood Property Management

Heidi Sawyer, Rockwood Property Management

Melissa Owens, Rockwood Property Management

Terry Moore, Treasurer

Bob Douthitt, Director

Don Weber, Director

Jim Campasino, Secretary

The meeting was called to order 10:10am.

May 10, 2018 Meeting Minutes were tabled pending further review.

## **Spokane Transit Authority (STA) Free Ride Program**

Overall success in residential and commercial development along with key trailhead access in Kendall Yards is creating parking scarcity. With the hope of providing parking relief, the City is investigating the possibility of a pedestrian corridor over Post St Bridge, which will connect with new pedestrian path at Lincoln, Post St Bride, and Summit intersection. If approved, vehicle traffic on Post St Bridge will be limited to northbound traffic.

Full time parking enforcement personnel is making effective corrections; 12-15 citations written/day. Parking surveys are performed weekly for analyzation; a 2 week survey was presented for review. As per survey results, adjustments were made to parking instruction for BOA employees.

To improve parking availability, a 1 year pilot program to provide a free bus pass to all KY employees and residents will begin in October. Trips are monitored by trip origination/termination to prevent misuse. If successful, future funding may come from parking pass increase (current rates are lowest in the area).

## **New Construction**

Beginning next year, two new buildings will break ground; one will be 3 stories with roughly 8 living units and 4000sf commercial and the other being 5 stories with approximately 40 living units and 10,000sf commercial space. To encourage economic diversity, approximately 30 income controlled residential units (studios, 1 and 2 bedroom) will be made available throughout the development and offered to full time employees in the BOA. Greenstone will follow federal guidelines for income controlled multifamily development.

## **City of Spokane Lime Bike Share**

The City will pilot an app based 1 year bike and scooter share program via Lime Bike beginning Sept 4. Several new bike racks will be installed throughout Kendall Yards to accommodate new bikes/scooters. Welcome Center staff will be trained to help keep bikes organized and contact Lime with potential issues. Bikes/scooters will have access to streets, trails, plaza and Homestead Park; no sidewalk access.

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### **Political Signs**

CC&Rs prohibit political signs but RCW overrules with the option to create reasonable restrictions. The following restrictions were suggested for review and comment by the members; the Board will vote to finalize at the upcoming December meeting:

- Each unit is limited to 1 political sign no larger than 18" X 24".
- Display is limited to 30 days prior to general and primary elections; signs must be removed 72 hours after election takes place.
- Install location is limited to windows, patios, siding or fencing; signs cannot impede right of way or landscape areas maintained on a weekly basis
- American flags require architectural approval prior to installation.

Rockwood will distribute an email to residents by August 31st, to notify of the City's Lime Bike pilot program, STA Passes, 30 lower-priced rental units for KY employees, and proposed sign restrictions. The notification regarding sign restrictions will explain that the CCRs prohibit ALL signs, but that Washington has a statute that says political signs cannot be prohibited by CCRs, but rather that HOAs can create reasonable restrictions for political signs. So, this represents the Board's attempt to create such reasonable restrictions, recognizing that some residents would prefer no signs at all, and others would prefer no regulation at all. Comments can be submitted to [hoa@rockwoodpm.com](mailto:hoa@rockwoodpm.com) or one of your Board member representatives in advance of the next meeting in December.

### **Summit Parkway Designation**

Jim Campasino will coordinate with the West Central Neighborhood Council to submit a request to the City to change the designation of Summit Parkway (west of Central) from a Secondary Arterial to a Residential street.

### **Fall/Winter Events (sponsored by outside organizations)**

- Night Market: only 5 events left this season
- Aug. 26 Evening on Blanc
- Sept. 9 Spokefest, Porchfest and Indavafest
- Sept. 28-30 Ravenfest (event to fundraise installation of refugee sculpture in nearby Sunset Park)
- Nov. 13-15 Kettle Cook-off
- Oct. 31 Halloween Event (will include trick-or-treating at businesses from 4-7pm)
- Nov. 3 Small Business Saturday
- Nov. 9-10 Artisanfest

### **Maintenance Update**

Collecting bids to repair park masonry; missing stones on bridge and rock gardens.

Several dead trees are scheduled for replacement in common area.

Working with Greenleaf to treat disease and insect damage in turf.

Meeting adjourned 12:14am