

Grandview/Thorpe neighborhood action plan

June 2015



ACKNOWLEDGEMENTS

The Grandview/Thorpe Neighborhood Plan was developed through the collaborative efforts of the neighborhood, their representatives, and the City of Spokane.

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**Grandview/Thorpe
Neighborhood Council**

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I. INTRODUCTION

About the Project

In 2014, the City of Spokane partnered with neighborhood leaders to develop a long-range plan for Spokane's Grandview/Thorpe neighborhood. The Grandview/Thorpe Neighborhood Plan is a long-range, 20-year visioning and conceptual document. This plan implements the goals and policies of the City comprehensive plan through an emphasis on public safety, crime prevention, and economic development and on improving connectivity and preserving the character of the neighborhood. The plan is intended to result in an improved quality of life for neighbors and for residents throughout the City of Spokane.

The Grandview/Thorpe neighborhood planning process is part of a larger planning effort being led by the City in partnership with neighborhood leaders, stakeholders, and members of the public. The vision, goals, and actions voiced by interested and engaged residents during the development of the plan will guide the neighborhood to the achievement of the envisioned future. Ideas presented in this plan will require further analysis, and capital projects will require funding resources for implementation.

Planning Process and Neighborhood Involvement

The planning process for preparing the Neighborhood plan was composed of three phases, depicted below.



- *Context and Visioning:* The initial phase consisted of identifying existing opportunities and challenges and the vision and goals. During this phase, the City held the first neighborhood workshop to discuss existing and desired conditions.
- *Plan Development:* During the second phase, the planning team worked with neighborhood representatives to refine the vision and goals and identify specific projects, priorities, and strategies that will implement the desired vision. The City held a second neighborhood workshop to assist with these tasks.
- *Plan Approval:* The third phase consisted of developing a draft plan and a detailed implementation strategy, a neighborhood workshop/open house, and City Council review and approval.

II. NEIGHBORHOOD PROFILE

Grandview/Thorpe is proud of its wooded, rural character. Grandview/Thorpe residents describe their neighborhood as Spokane's best kept secret. It is a residential community with strong connections to natural areas and recreational amenities. As part of the former interurban rail line, this neighborhood has an historic connection to Downtown Spokane. Although the trolley line is gone, this access to Downtown remains an important part of Grandview/Thorpe's identity.



*Historic Photo of Interurban
Rail Line*

The Grandview/Thorpe neighborhood is located in southwest Spokane and is bounded by Trainor Road and the Spokane city limits on the west, Interstate 90 to the north, Canyon Woods Lane on the east, and 44th Avenue on the south. Thorpe Road, which bisects the neighborhood, is a major collector and connects to Highway 195.

The neighborhood is characterized by predominantly low-density residential use of between 4 to 10 units per acre and by attached and detached single-family residences. Pockets of land are zoned Residential Multifamily and allow densities between 15 and 30 units per acre. Land in the center and south of the neighborhood is designated as future open space.

Assets

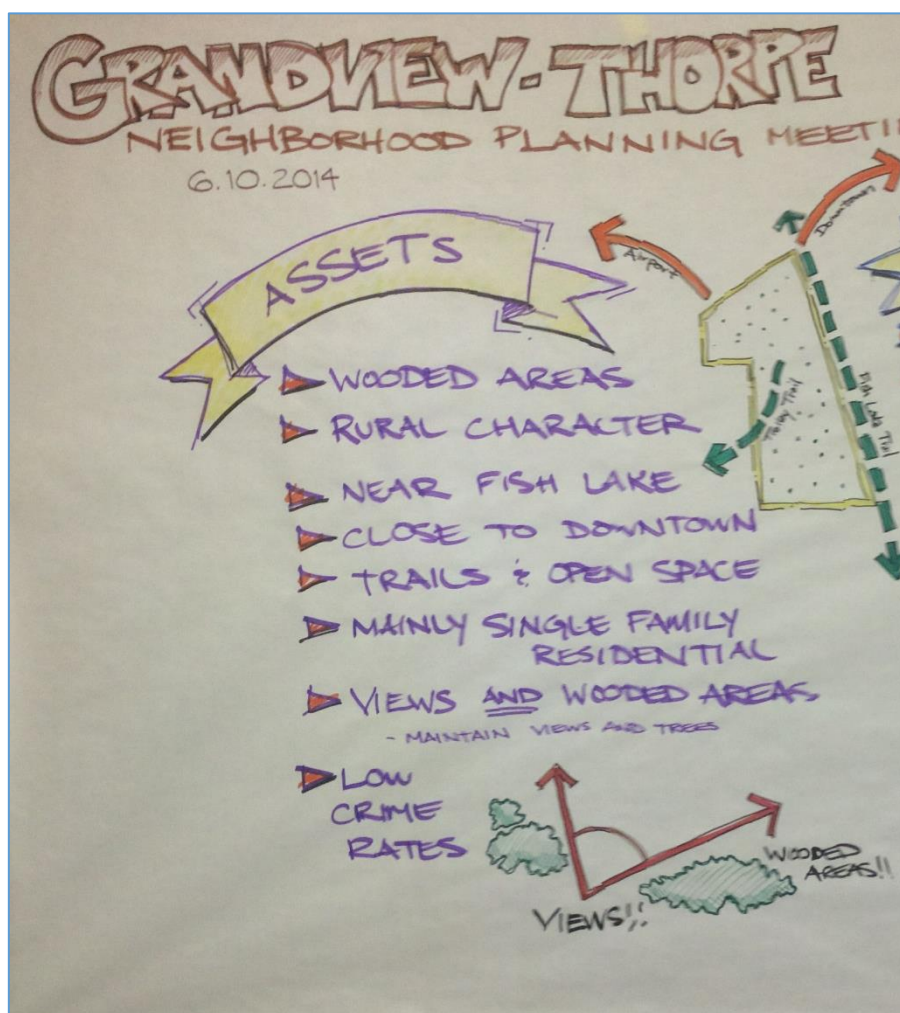
As identified by local residents, the Grandview/Thorpe neighborhood contains the following major assets:

- Wooded and rural character
- Easy access to Downtown Spokane
- Proximity to open space and trails, such as the Fish Lake Trail and Trolley Trail, and Department of Natural Resources (DNR) property
- Hillside views
- Low crime rates
- Ample land for new housing development
- Good neighborhood park
- Strong single-family housing resale activity levels

Priorities

Key priorities are:

- *Preserve the neighborhood character:* Protect wildlife and the natural rural character from impacts of new development.
- *Improve access:* Provide better pedestrian, bicycle, and transit access to commercial areas outside of the neighborhood and improve access to adjacent trail systems.
- *Improve neighborhood communication:* Develop e-mails, postcards, an information board in a public space, and/or a neighborhood newsletter.
- *Create neighborhood gathering spaces:* Explore the idea of small, neighborhood-scale commercial uses like a general store and/or coffee shop, and a community gathering space or public plaza.



Wall Graphic Meeting Notes from June, 2014 Neighborhood Workshop

III. PLANNING FRAMEWORK

The following describes the neighborhood's vision, goals, and objectives.

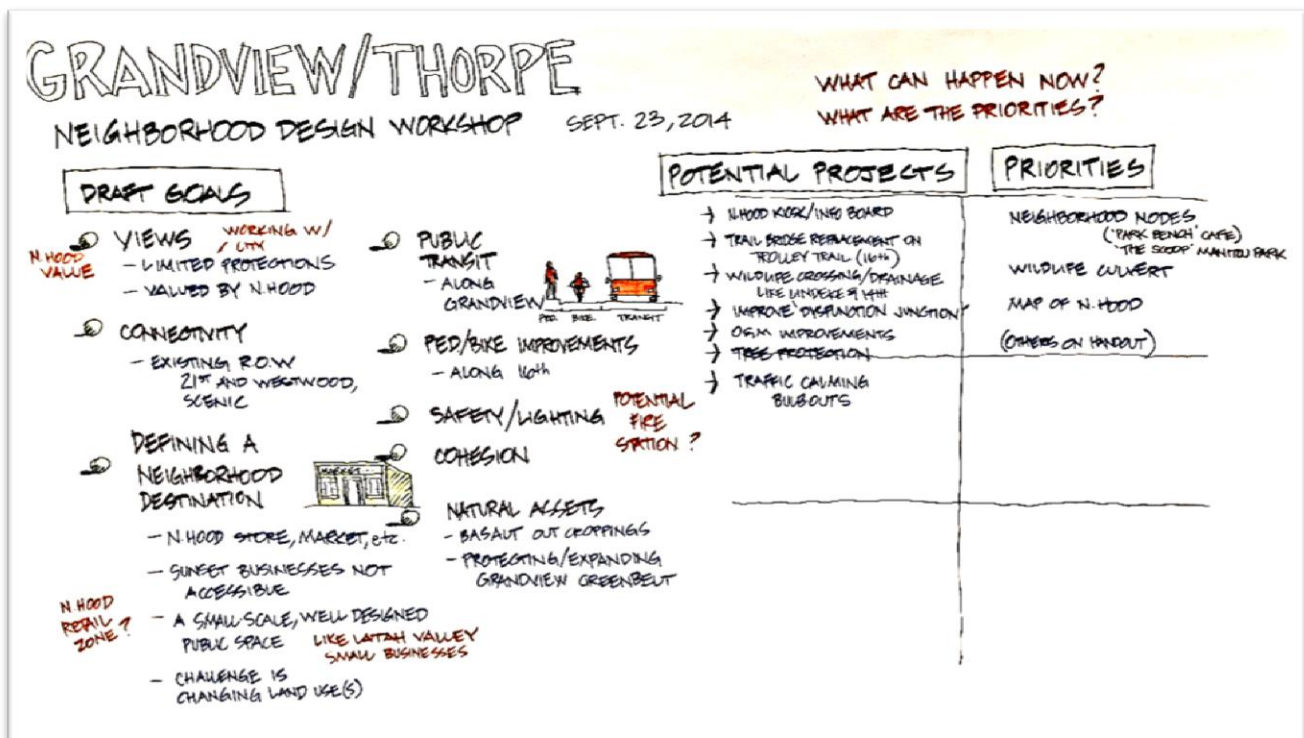
Vision

The vision statement captures how the community imagines the character and future pattern of physical and social development for the Grandview/Thorpe neighborhood. The vision statement summarizes all of the neighborhood values, assets, and dreams for the future into a single expression.

The Grandview/Thorpe neighborhood exemplifies the Spokane motto of 'Near Nature, Near Perfect' with its uniquely rural and wooded character just minutes from outdoor recreation opportunities, yet close to Downtown. With scenic views, forests, rock bluffs and wildlife, the neighborhood is one of the city's best-kept secrets. Residents enjoy a high quality of life through safe streets and convenient public spaces, active and involved citizens, and walkable and bikeable connections to surrounding destinations.

Goals and Objectives

The goals and objectives articulate the direction for future projects and programs to fulfill the vision. The goals are divided into four major categories: Identity, Safety, Connectivity, and Livability. Corresponding objectives to pursue over time follow each goal.



Wall graphic meeting notes from September neighborhood workshop

Identity

I-1: Neighborhood Image Retain and protect Grandview/Thorpe's wooded and rural character and its identity as a distinctive and special place within Spokane.

- I-1.1:** Establish gateways to Grandview/Thorpe consisting of physical elements and landscaping that create a sense of place, identity, and belonging.
- I-1.2:** Seek opportunities to protect and interpret the historic trolley corridor.

I-2: Significant Resources and Views Enhance and showcase significant natural resources, views, and viewpoints.

- I-2.1:** Work with the City to install benches and signs at appropriate viewpoints and vistas.
- I-2.2:** Protect the neighborhood tree canopy, rock outcroppings, and open space.

I-3: Sense of Community Allow neighborhood-serving retail uses and create a public gathering space to strengthen the sense of community and act as an anchor for the neighborhood.

- I-3.1:** Work with the City to explore the designation of a small-scale, neighborhood-serving retail use such as a small coffee shop or general store in a centralized location.
- I-3.2:** Develop neighborhood gathering spaces with flexible uses to build a feeling of community and help bring neighbors together.
- I-3.3:** Create a community activity center and/or an informational kiosk where homeowners and renters can interact.
- I-3.4:** Work with the City to identify appropriate locations for neighborhood gateway signs. The intersections of Grandview and 17th Avenue, Grandview and Rustle Avenue, 14th Avenue and Lindeke Street, and Thorpe Road at the tunnels west of Highway 195 are possible options.



Grandview/Thorpe Residential Street

Safety

S-1: Crime Prevention Make the neighborhood a safer place to live, play, and visit by improving lighting in key locations and promoting “eyes on the street.”

S-1.1: Encourage understanding of “Crime Prevention Through Design” principles, programs, and training classes to provide opportunities through building and street design for “eyes on the street.”

S-1.2: Improve lighting and landscaping in streets, parks, and other public spaces to encourage foot traffic.

S-2: Street Safety Identify ways to ways to improve the safety of neighborhood streets.

S-2.1: Identify and implement traffic-calming projects as a part of street improvements.

S-2.2: Address winter trouble spots to improve hazardous and icy road conditions.

S-2.3: Explore ways to improve connectivity and access for emergency response vehicles.



*Steps from Old
Sterling Heights Trolley Stop*

Connectivity

C-1: Transportation Improve on- and off-street routes for walking, biking, driving, and public transit.

C-1.1: Continue to seek opportunities to improve missing or incomplete sidewalks, bike routes, and transit connections. (See Project Map for general connectivity improvement locations).

C-1.2: Improve access to the trail system by designating new trailheads and providing trail wayfinding signage.

C-1.3: Work with the City and Spokane Transit Authority to identify more convenient access to public transit.

C-1.4: Connect the Fish Lake Trail to Thorpe Road.

Livability

L-1: Natural Resources Conservation Maintain and improve Grandview/Thorpe's natural assets.

- L-1.1:** Work with appropriate agencies to protect existing open spaces such as the Department of Natural Resource (DNR) property and Sterling Heights Park.
- L-1.2:** Improve and preserve the trail system within the neighborhood.
- L-1.3:** Work with the City to enhance and preserve Grandview/Thorpe's existing tree canopy.

L-2: Stronger Communication Improve communications between community members and neighbors by facilitating and fostering broader neighborhood outreach and interaction.

- L-2.1:** Establish and maintain a communications hub to promote better communications among neighbors.
- L-2.2:** Continue to strengthen communication and information-sharing between the City and neighborhood through a range of mediums and formats.



Trolley Trail



Trolley Trail

IV. PRIORITY PROJECTS

Priority projects are those that are most likely to contribute to the neighborhood vision. As part of a long-term plan, they will take time to complete and some will require significant effort to secure resources that are not yet available. Others will require ongoing discussion with a variety of partners. The project types described below address broad project categories. Additional details for each project type are provided in the following Plan components:

- **Project Matrix:** Identifies individual projects, partnership opportunities, and additional information.
- **Neighborhood Project Priorities Map:** Indicates the location of projects.
- **Prioritized Project Toolkit:** Provides potential examples and design treatments for project implementation.



Small store, café, or coffee shop in the neighborhood would offer a nearby alternative to driving to services and would function as a community gathering space.

PROJECT TYPES

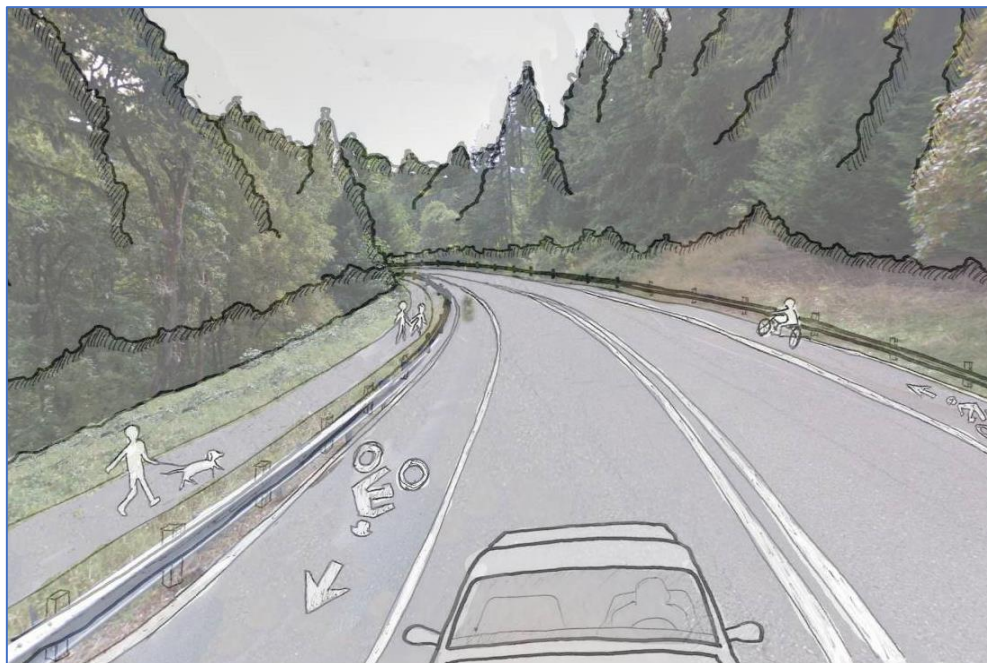
1. Activity Center – Commercial Node

In coordination with the City and property owners, identify an appropriate location for a neighborhood activity center and/or information kiosk, neighborhood meeting location, and (potentially) a neighborhood-serving retail use. A neighborhood retail use in Grandview/Thorpe would require changes to comprehensive plan policy and/or City regulations, land use, and zoning.

2. **Trail Connectivity** Improve access and connectivity, prioritize trail development, and seek funding opportunities and key partnerships for property acquisition/easements and construction.

3. **Neighborhood Gateway(s)** Work with the City to identify appropriate locations for neighborhood gateway signs. The intersections of Grandview and 17th Avenue, Grandview and Rustle Avenue, 14th Avenue and Lindeke Street, and Thorpe Road at the tunnels west of Highway 195 are possible options.

- 4. Road Improvements** Continued promotion of walkability and connectivity throughout the neighborhood requires sidewalk and crosswalk improvements. Sidewalk infill along “D” Street from 19th Avenue to 21st Avenue will provide a connection to Grandview Park and existing sidewalks. Traffic-calming and sidewalks are also needed along Lindeke Street. In addition to pedestrian amenities, road improvements and stormwater facility upgrades are needed on 16th Avenue. Road improvements include new sidewalks, bike lanes, and a wildlife crossing. Partnerships with the City and the Washington Department of Fish and Wildlife (WDFW) will be necessary to facilitate funding and permitting.



*Concept Sketch of a Redesigned West 16th Avenue
in Grandview/Thorpe from the South*

Project Matrix and Map

The project map and matrix summarize a range of location-specific solutions. Following implementation, the priority projects will ensure the maintenance of neighborhood identity and improve connectivity and livability within Grandview/Thorpe.

The project matrix describes each project’s purpose and notes potential partnership opportunities and treatment details. The relationship of each project to an identified community goal is also shown in the project matrix. Projects are prioritized by in terms of their completion in the short, mid, or long term.

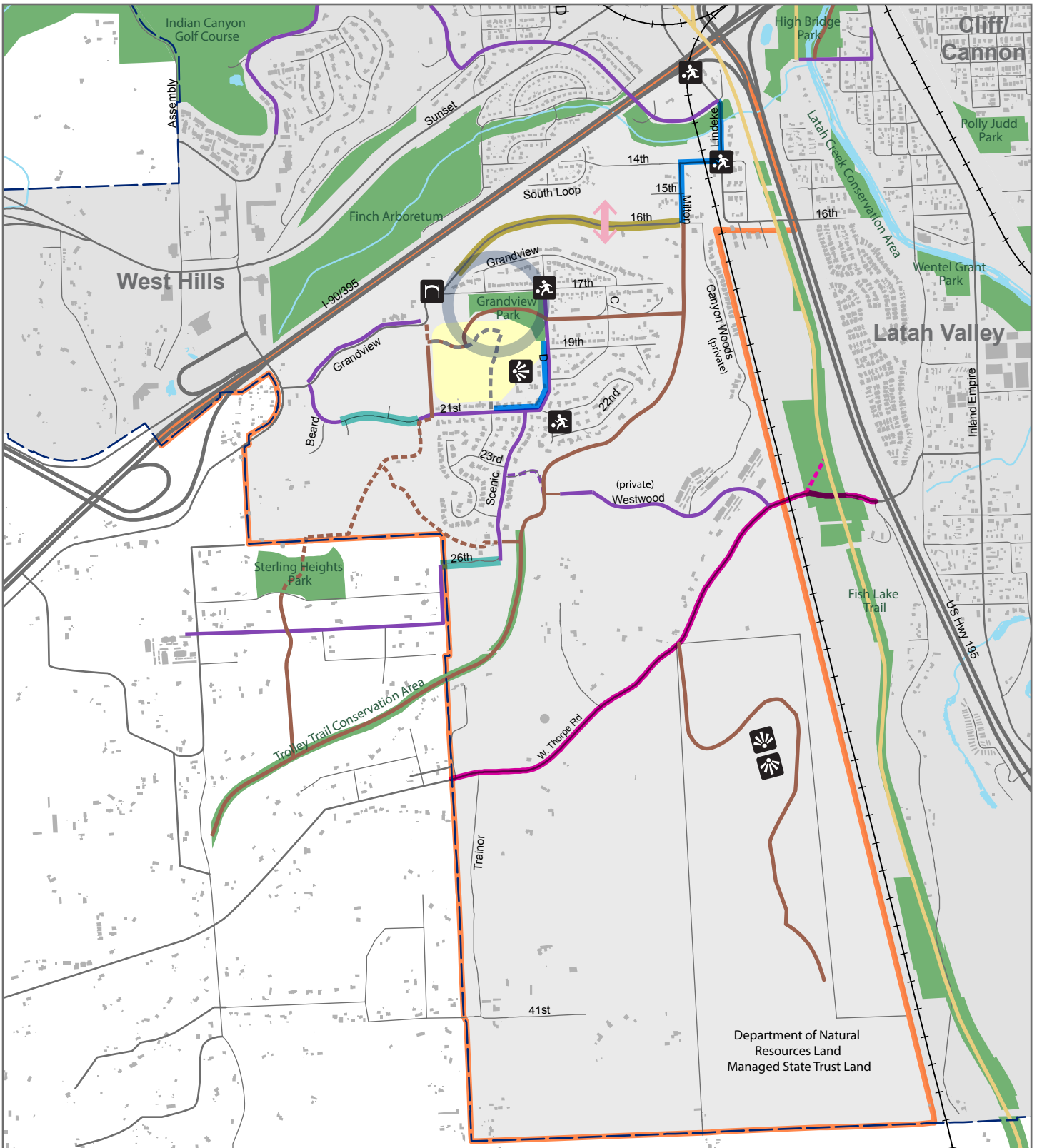
Project Matrix

1. Short-Term Projects	Potential Partners	Notes
Activity Center/Future Commercial Node		
1. Design and install an information kiosk/community communication board in a central location to facilitate better neighborhood communication to post community events and meetings. Social media forums will be used to further promote community engagement.	Community Group/ Business/Artist Sponsorship	Coordination will be required with property owner(s) for the placement of a kiosk or community board. Identify neighborhood artists or business owners for potential sponsorship of the kiosk to cover construction costs.
Trail Connectivity		
1. Address trail connectivity throughout the neighborhood and ensure future development recognizes the importance of recreational amenities in Grandview/Thorpe.	City	Work with City staff to identify available resources and funding for trail projects. Work with developers to ensure trail connectivity in new development.
Neighborhood Gateway		
1. Design and build neighborhood gateway signs at appropriate locations.	City/Property Owners/Artist	Coordinate with the City and adjacent property owners to identify the appropriate locations for, and scale of, entry signs. The intersections of Grandview and 17th Avenue, Grandview and Rustle Avenue, 14th Avenue and Lindeke Street, and Thorpe Road at the tunnels west of Highway 195 are possible options.

2. Longer-Term Projects	Potential Partners	Notes
Activity Center/Future Commercial Node		
1. Explore the feasibility of a Comprehensive Plan policy amendment and/or change to City regulations to allow neighborhood-serving commercial or small-scale retail use.	City	Grandview/Thorpe does not currently include zoning that allows commercial or small-scale retail use. Gauge interest with property owner(s).
2. If feasible and allowed by Comprehensive Plan policy or City regulatory change, consider recruiting commercial node/small-scale retail, such as a neighborhood market.	Private Developer/ Public-Private Partnership Opportunity	Commercial development would be a private investment and dependent on market readiness.
Trail Connectivity		
1. Enhance trail connections to Trolley Trail, Fish Lake Trail, and DNR property to improve recreation connectivity throughout Grandview/Thorpe.	City; Spokane County; DNR	<ul style="list-style-type: none"> • Identify missing connections to the neighborhood trail system. • Develop soft surface pathways. • Seek easements or acquire rights-of-way. • Coordinate donations of labor and materials. • Seek grant funds.
2. Identify and improve bicycle-friendly amenities and routes.	City, Spokane Transit Authority	Improvements may include bicycle amenities such as “sharrows” (shared roadway arrows), bicycle lanes, signage, and/or roadway treatments to limit speed and vehicular traffic.
3. Identify views/viewpoints for possible future protection and develop a signage program.	Property Owners (public and private)	<p>Projects may include:</p> <ul style="list-style-type: none"> • Signage (wayfinding and historical) to identify important views and local history. • Program to fund and label benches at viewpoints.

Grandview/Thorpe Neighborhood Action Plan

Road Improvements		
1. Improve 16th Avenue.	City, Spokane Transit Authority, Washington Department of Fish and Wildlife (WDFW)	Improvements include bicycle lanes, pedestrian paths, stormwater facilities, and a wildlife crossing.
2. Make connectivity improvements to address missing road connections.	City, Private Developers	Consider connecting Scenic Boulevard to Assembly via existing City and County-owned rights of way. Projects may also include sidewalks on “D” Street from 19th Avenue to 21st Avenue and elsewhere throughout the neighborhood.
3. Add traffic calming and pedestrian improvements, including crosswalks and sidewalks, to address safety and pedestrian connectivity concerns.	City, Private Developers	Improve pedestrian amenities west of “D” Street and south of 19th Avenue. Sidewalks are also needed on unimproved roads and where they are missing near the core of the neighborhood. A pedestrian crossing is needed near the park. Traffic calming and sidewalks are also needed along Lindeke Street.
4. Widen the shoulder on Thorpe Road in the uphill direction from the tunnel to the city limits to accommodate bicycle traffic.	City	Improvements will be coordinated with the City of Spokane Master Bike Plan and six-year plans.



GRANDVIEW/THORPE DRAFT NEIGHBORHOOD PLAN

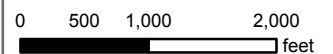
NEIGHBORHOOD DESIGN & POTENTIAL PROJECT PRIORITIES

- | | |
|--------------------------------|--------------------------------|
| Activity Center | Road Improvements |
| Neighborhood Center | New Connections |
| Trail Connectivity | New Sidewalks |
| Proposed Bike Friendly Routes | Bicycle Lane |
| Proposed Natural Surface Paths | Planned Roads |
| Proposed Shared Use Path | Gateway Sign |
| Views | 16th Street Stormwater |
| | Wildlife Crossing |
| | Traffic Calming |
| | Private Developer Improvements |

EXISTING FEATURES

- | | |
|-------------------------|----------------|
| Neighborhood Boundaries | City Limits |
| Bike Friendly Routes | Railroads |
| Shared Use Paths | Freeways |
| Natural Surface Paths | Arterial Roads |
| Parks + Open Space | Local Streets |
| Buildings | |

Source: City of Spokane GIS + Google Maps



Priority Project Toolkit

The priority project toolkit provides ideas and potential design treatments to implement the priority projects. The toolkit includes a variety of potential solutions and new facility suggestions that can improve connectivity and livability.

Potential Activity Node Improvements



MULTI-PURPOSE EVENT SPACE

Gathering space should allow for a range of public events such as an outdoor concert or farmers market. This space should have a barrier-free durable surface and nearby parking.



INFORMATION KIOSK

Freestanding kiosks provide space for posting neighborhood news and events. Kiosks should be constructed of durable materials and have a cover for protection from the elements. They should also have an accessible path to the street or sidewalk.



LIGHTING

Pedestrian-scaled lighting along streets and in public spaces increases the perception of safety and adds to the unique sense of place. Along streets, lighting also alerts drivers to the presence of pedestrians in an area.

Potential Street and Trail Upgrades



CONNECTIVITY AND WAYFINDING

Directional signage and painted street markings help users find their way and indicate the safest routes. In particular, painted bike routes are placed in the roadway lane indicating that motorists should expect to share the lane with bicycles.



TRAIL CONNECTIONS AND CROSSINGS

Trail connections and crossings should be highly visible for trail users and motorists. Contrasting colored crossings, painted trail and street warnings and posted signage should be provided to calm traffic and inform users of an approaching connection and change in speed.



WILDLIFE/STORMWATER CROSSING

Crossing types include upland and wetland bridges, box culverts, and large drainage pipes. Fencing should be provided along the outside right-of-way to channel wildlife through the crossing. Signage for wildlife underpasses should also be provided.

VI. NEXT STEPS

Implementation of the Grandview/Thorpe Neighborhood Plan will require the ongoing support and commitment of the Neighborhood Council. This plan provides a starting point for ensuring future development adheres to the local vision, but approval will not result in immediate project funding. Ideas presented in this plan will require further analysis, and capital projects will require funding for implementation.

The Neighborhood Council is encouraged to pursue the following steps in order to successfully implement this plan and develop key catalyst projects.

- **Funding:** Identify potential funding sources for priority projects. Consider grants, public/private partnerships, fundraising, and community volunteer efforts.
- **Update:** Consider updating the project list and action plan on an annual basis to address completed projects and changed neighborhood conditions.

