

**NB**  
North Bank  
The Next Big Thing



**MAKERS**  
architecture · planning · urban design

# Contents

- Project Process
- Background and Context
- Market Assessment Findings
- Regulatory Review Findings
- Survey Findings
- Emergent Themes

# Project Process

- Orientation Visit (*January 16-17, 2019*)
  - Site Tour
  - Project Kickoff and Workshop
  - Orientation Interviews (4)
- Regulatory Review and Market Assessment (*February-March, 2019*)
- Vision Survey (*launched February 13, 2019*)
- Charrette (*March 5-7, 2019*)
- Development Concepts
- Ongoing Public Engagement
- Action Plan
- North Bank Plan (*May, 2019 submittal, June, 2019 approval*)



# Background and Context

## Prior Visioning Work:

- MIG completed work on a vision for the North Bank in 2009.
  - “Key existing assets” included:
    - the Spokane River itself
    - the existing trail systems
    - the Arena
    - the Monroe Street corridor
    - the hotels along North River
    - access to Riverfront Park
    - the abundance of publicly owned land in the area
    - the concentration of pedestrian bridges
  - proximity to Downtown, the Convention Center, Gonzaga, and the County Campus, the new YMCA/YWCA facility along Monroe, the Flour Mill, Anthony’s Restaurant
  - the future whitewater park;
  - the rich natural and cultural history
  - existing housing
  - the existing Tax Increment Finance (TIF) District
  - the Civic Theater
  - the former Art School building;
  - growing interest in redevelopment in the area.



# Background and Context

- “...a district that provides a **thriving night life** that extends beyond normal business hours”
- “...has the potential to provide a variety of amenities such as **hotels or grocery stores** that could be accessed **24 hours a day** and seven days per week.”
- “New uses for the area... include a new city hall/**civic complex**; a living history **cultural center**; a **science center**; a **public market**; **indoor recreation** facilities; additional **dining**; and mixed income **housing**.”
- “The **brand for the North Bank** will be vital to the success of the area.”
- “A **recreation and entertainment**-based theme should be explored.”
- “Without **improved connectivity**, the district could struggle to attract and retain new users.”
- “Special attention should be given to the creation or improvement of a safe **pedestrian and bicycle network**.”
- “Well designed **parking structures** at strategic locations were a highly favorable element.”
- “Clear and easy **wayfinding** is also vital...”
- “...the **Howard Street** corridor as critical to establishing a **vibrant node of activity** with strong connections to adjacent areas.”

# Background and Context

## Orientation Visit Findings:

- The North Bank is and should be a natural part of Downtown. Riverfront Park is a good connection. There may be a perception that it's not part of Downtown amongst people who live south or north, but Kendall Yards is changing perceptions of downtown.
- Uses:
  - Residential is a natural fit, especially mid-rise multifamily and other **housing** types at rents affordable to the workforce.
  - Some supporting retail, such as **a grocery**, may be necessary.
  - **Entertainment** and related uses will continue to be an anchor.
  - Medical office will continue to be a presence, but office vacancy is generally high in Spokane.
  - There must be a clear strategy around **parking**.

# Background and Context

- **Assets and Opportunities:**

- Proximity and access to Downtown
- Centennial Trail, YMCA, Flour Mill, Spokane Arena, Kendall Yards Night Market, Wonder Building
- Redevelopment (ongoing or potential): Falls Towers, SportsPlex, Riverfront Park, Kendall Yards, Bosch lot

- **Challenges and Constraints:**

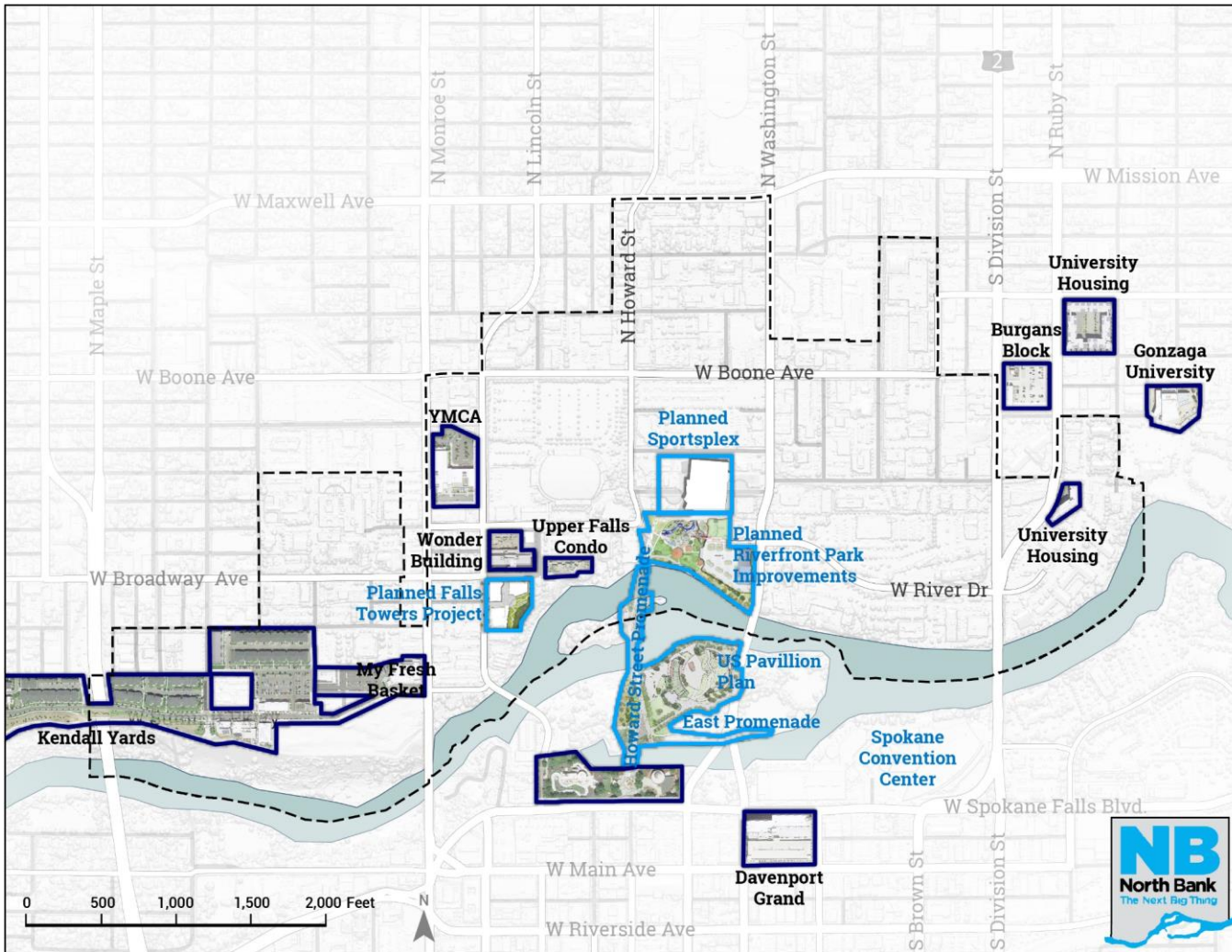
- Perceptions of crime/public safety
- Traffic and circulation, especially east/west and especially during events at the Arena
- Pedestrian amenities and safety
- Peak vs. non-peak identity, amenities, utilization
- Development regulations: Shoreline provisions, sign code, façade requirements
- Views to Downtown and the Spokane River

# Background and Context

## What's Happened In Last 10+ Years & What's Happening North Bank Plan Area

- Completed within the Last 10+ Years**
  - Burgans Block Restoration
  - Convention Center Parking Structure
  - Gonzaga Performing Arts Center and Student Housing
  - Kendall Yards Developments
  - My Fresh Basket Grocery
  - Upper Falls Condo
  - YMCA Offices and Facility
- Planned Projects**
  - Falls Towers Project
  - Howard Street Promenade Improvements
  - Riverfront Park Improvements
  - Sportsplex
  - US Pavillion Reconstruction
  - Wonder Building Restoration and Garage
- North River Overlay District**

Sources: Spokane County Assessor, 2018; Spokane County GIS, 2018; City of Spokane; Google Earth; MAKERS Architecture and Urban Design, LLP.

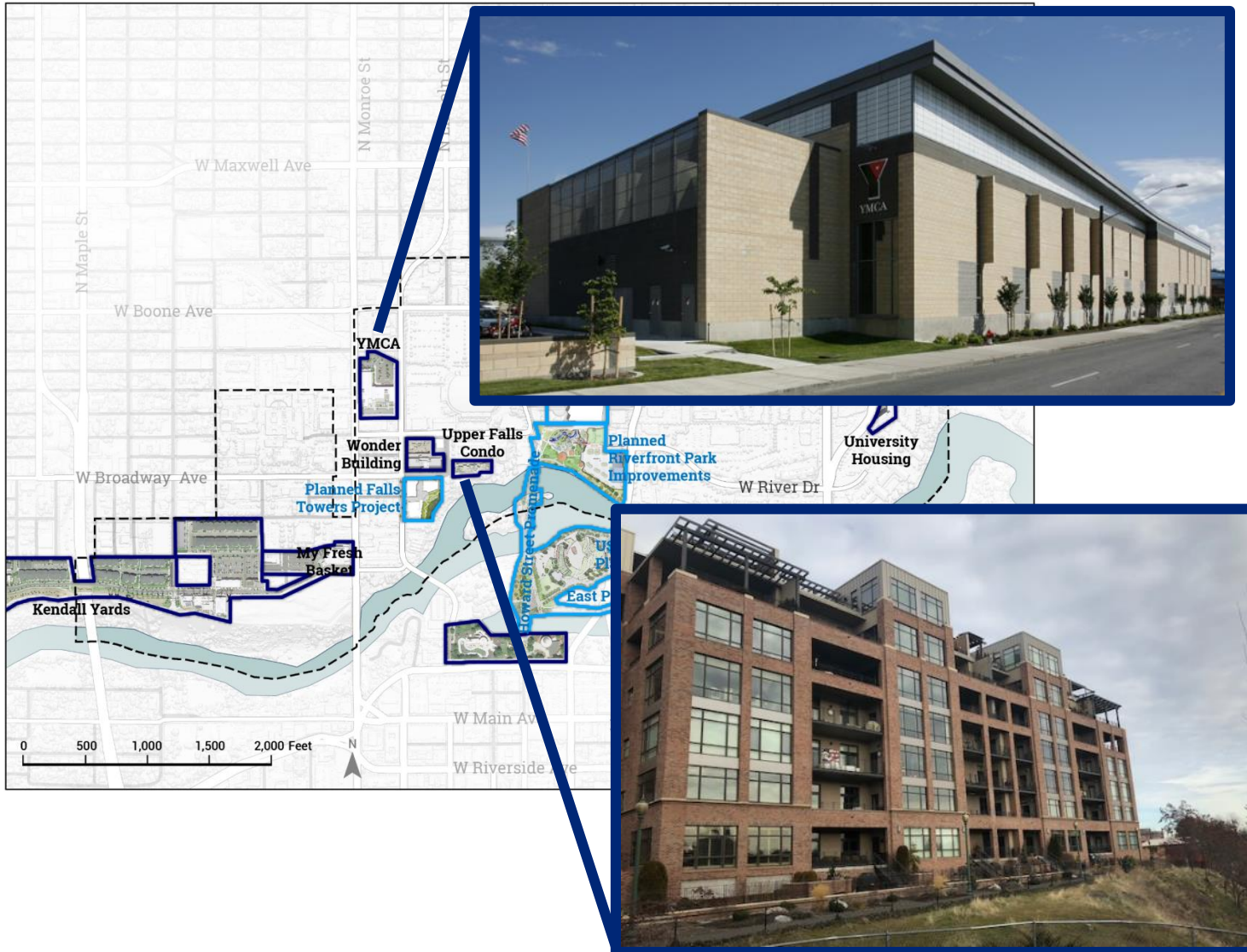




# Background and Context



# Background and Context

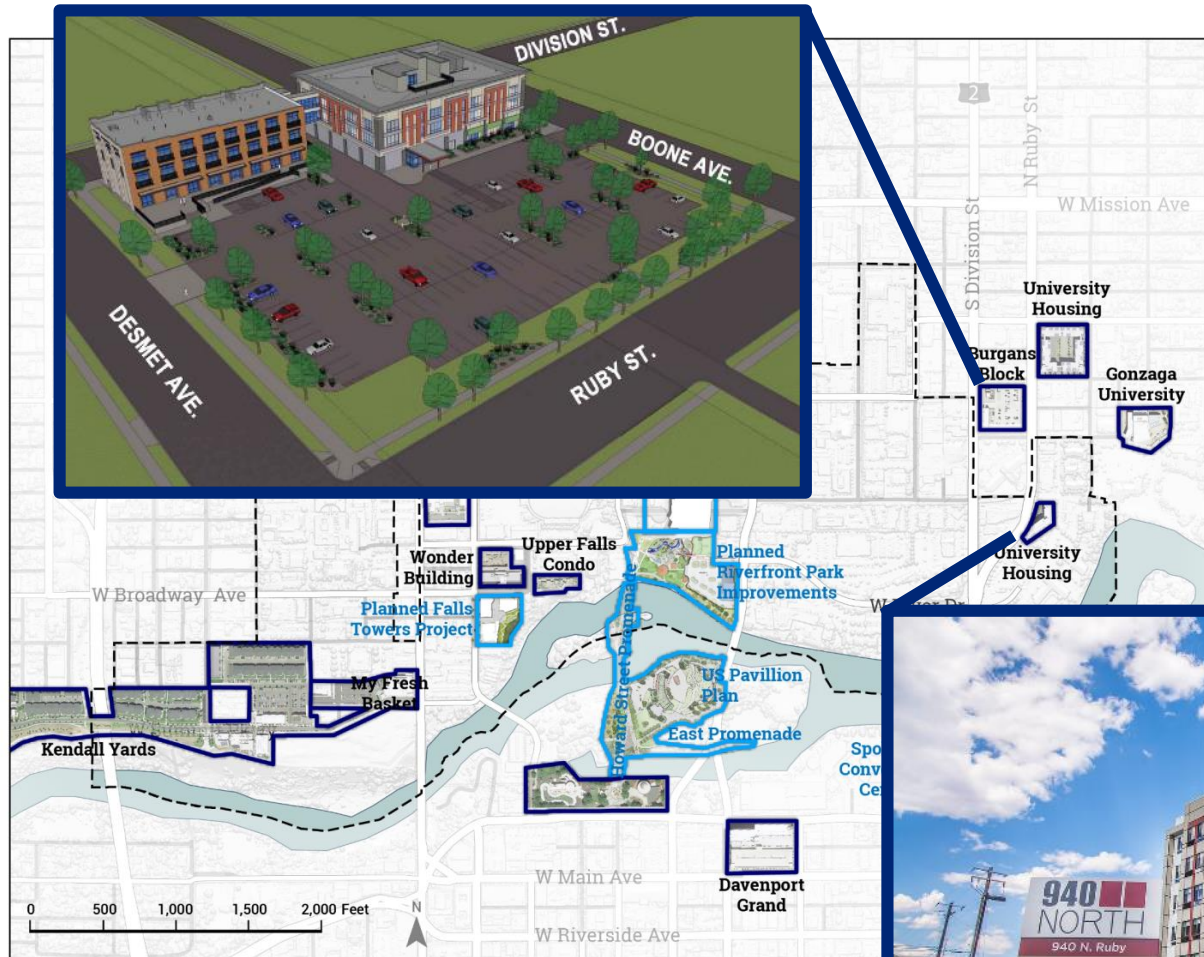




# Background and Context



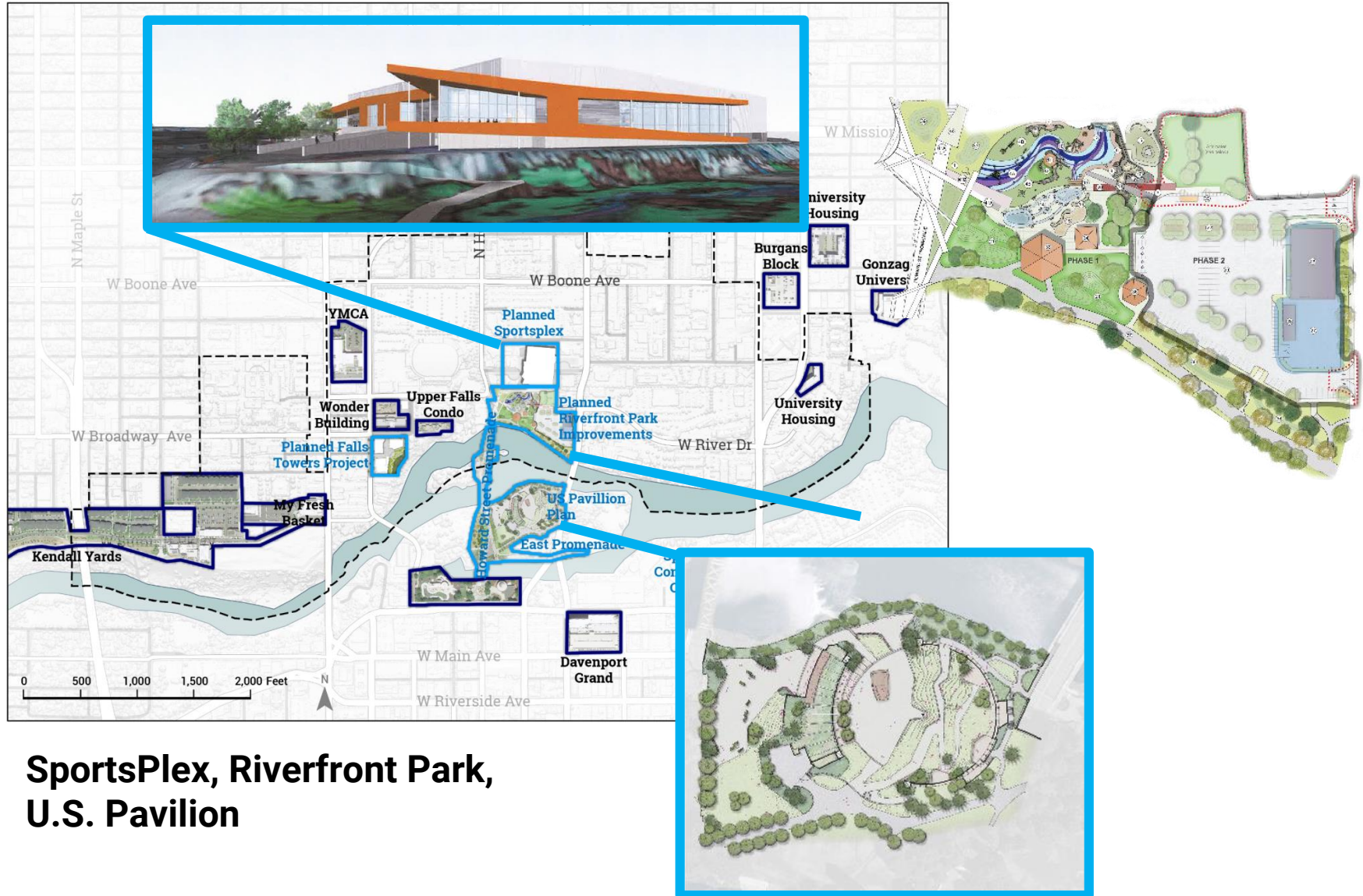
# Background and Context



**Burgans Block, G.U. Housing**



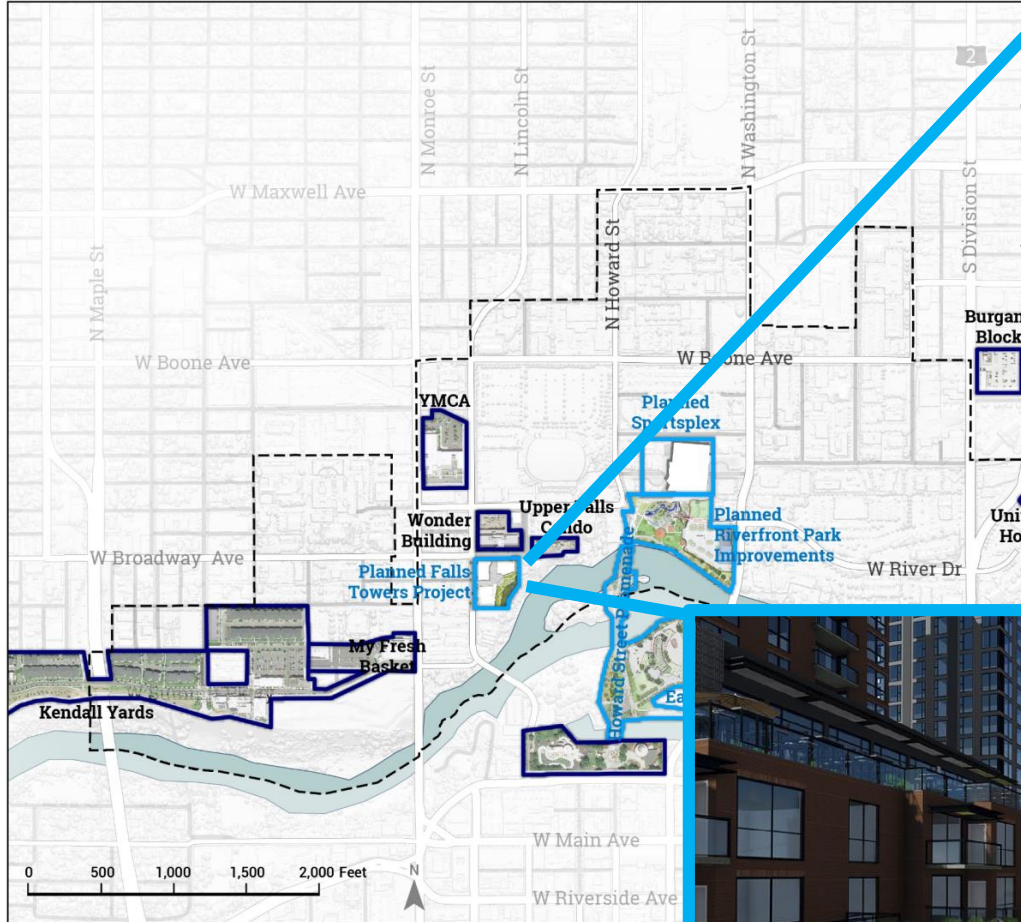
# Background and Context



**SportsPlex, Riverfront Park,  
U.S. Pavilion**



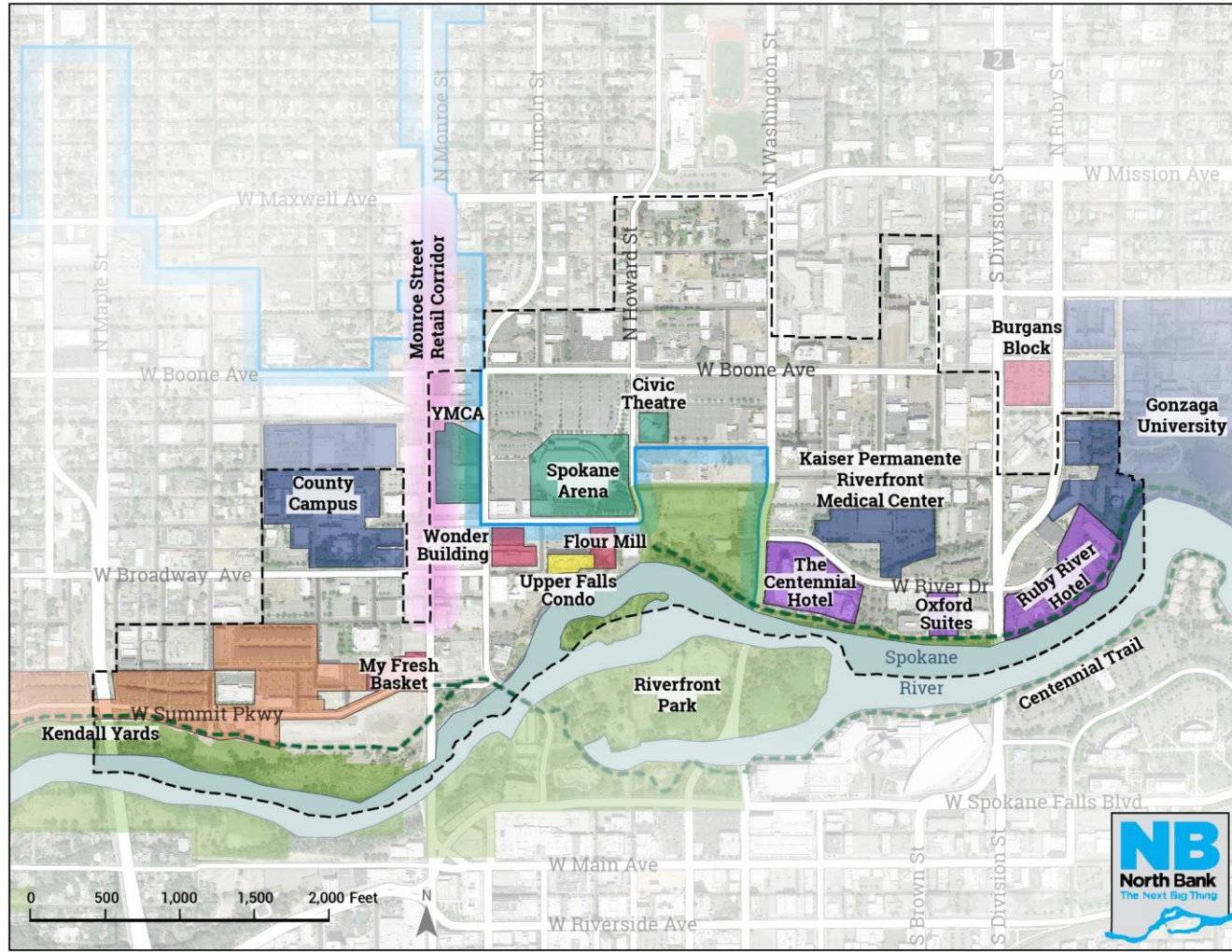
# Background and Context



**Falls Towers Project**



# Background and Context



## Existing Assets

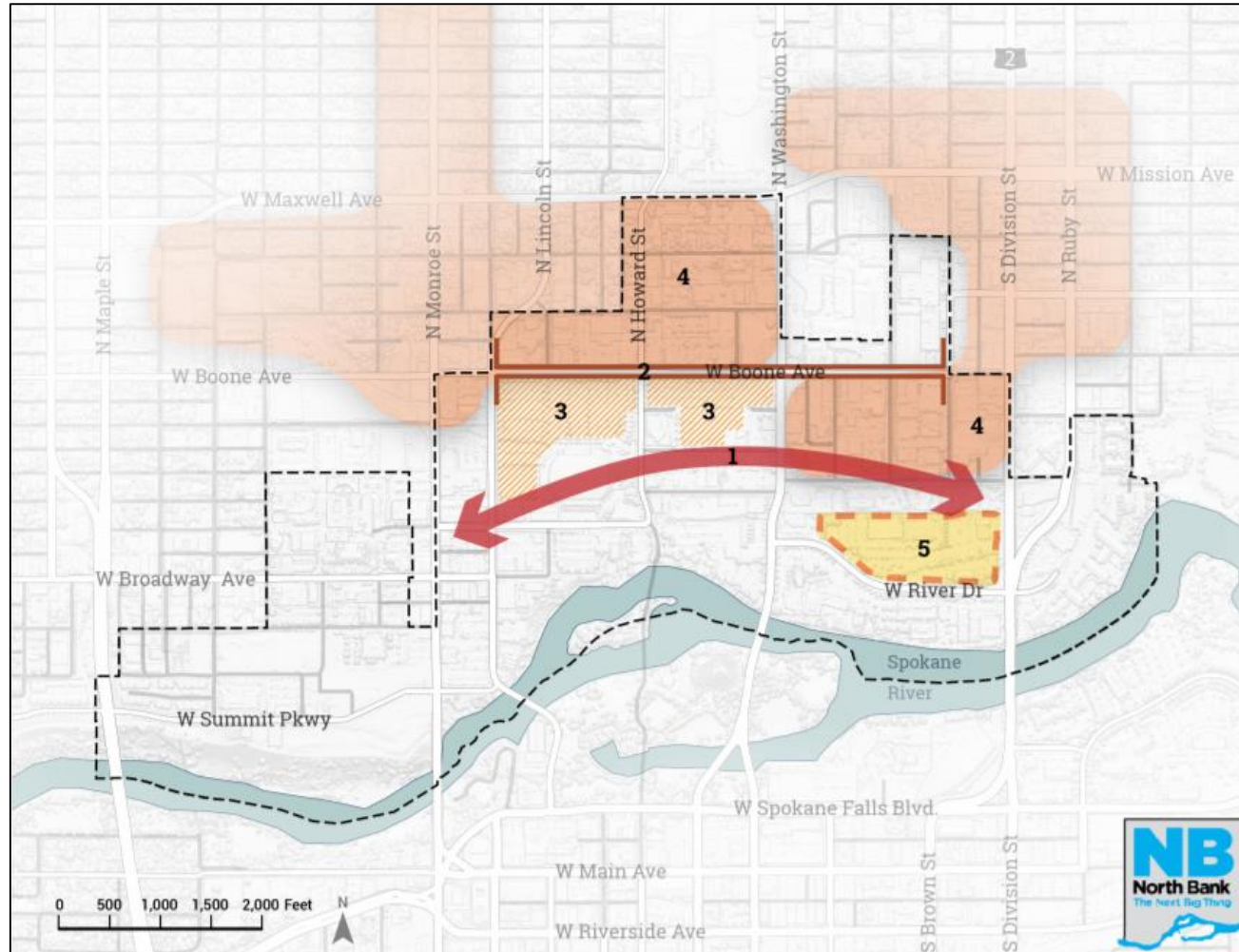
North Bank Planning Area

- Trail
- Parks & Open Space
- Rivers, Lakes, Streams
- Public Facility
- Institute/Office
- Hospitality
- Real Estate/Commercial
- Mixed-Use
- Apartment
- Corridor
- West Quadrant Tax Increment Financing District
- North River Overlay District

Sources: Spokane County Assessor, 2018; Spokane County GIS, 2018; MAKERS Architecture and Urban Design, 2019

cai MAKERS

# Background and Context



## Challenges North Bank Subarea

1. East/West Circulation
2. Boone Ave is difficult for pedestrians to cross
3. Large parking lots create civic vacuum when not in use
4. Limited investment in older commercial areas
5. Limited Internal Pedestrian Circulation

 North River Overlay Boundary

Sources: City of Spokane; Google Earth; Spokane County Assessor, 2018; Spokane County GIS, 2018; Community Attributes, 2018



This map of Spokane, Washington, illustrates various land use designations and landmarks. The city is divided into numerous colored and patterned zones, including residential (e.g., CB-55, CB-150, CB-200), commercial (e.g., DTG, DTG-70, DTG-100, DTG-150), industrial (e.g., O-35, O-150), and institutional (e.g., GC-70, GC-150). Key landmarks such as North Central High School, Spokane Arena, Spokane County Campus, Gonzaga University, and Washington State University Spokane are labeled. Major streets like W Main Ave, W Riverside Ave, W Broadway Ave, and W Summit Pkwy are shown. A scale bar at the bottom left indicates distances from 0 to 2,000 feet. A north arrow is located at the bottom center. The logo for NB North Bank is in the bottom right corner.

	North River Overlay District
	Center and Corridor Type 1
	Center and Corridor Type 2
	Community Business
	Downtown Core
	Downtown General
	Downtown University
	General Commercial
	Light Industrial
	Office
	Office Retail
	Residential High Density
	Residential Multifamily
	Residential Single-Family
	Residential Two-Family

**cai** **MAKERS**



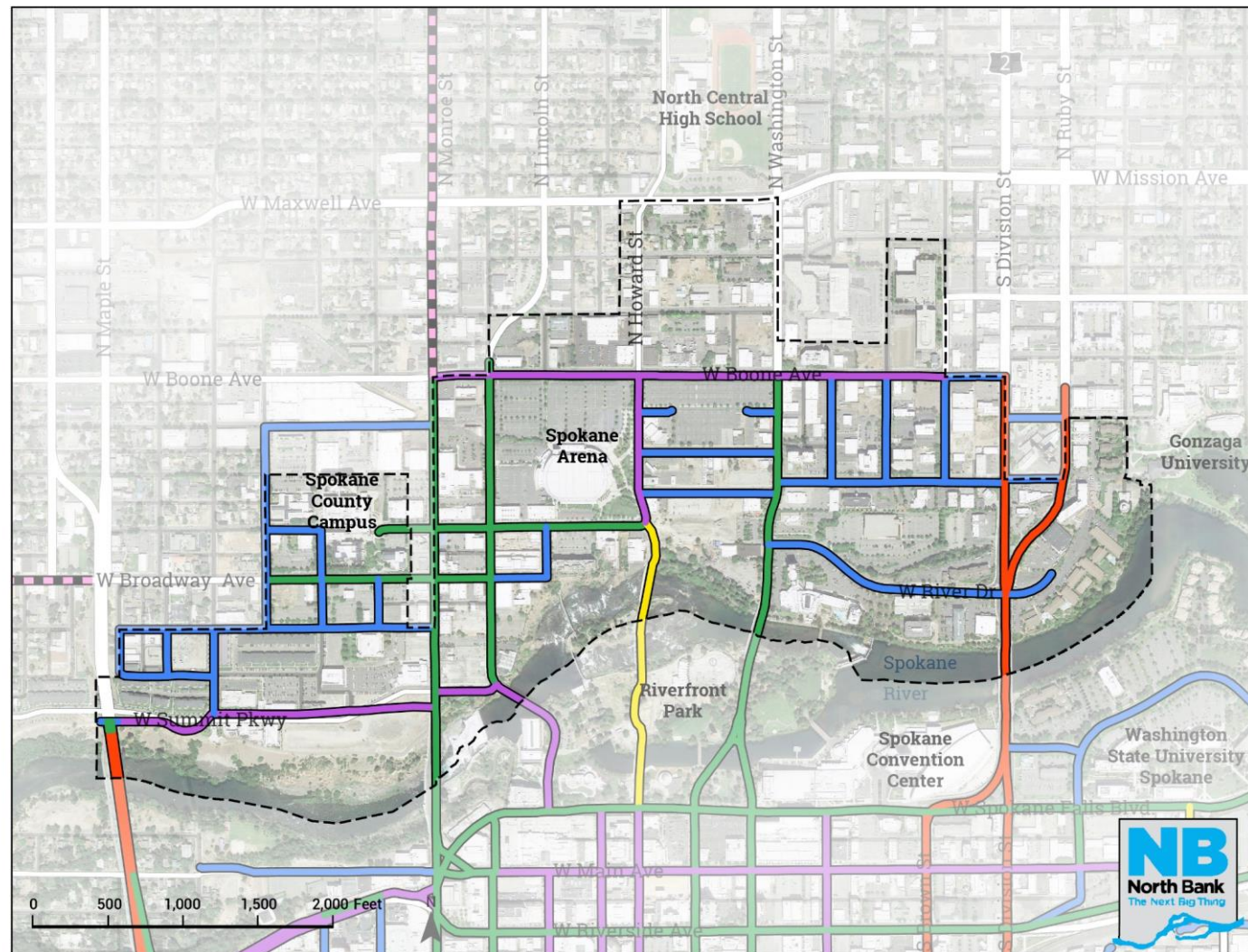
# Regulatory Review

## Complete Streets & Block Frontage Standards

### Existing Assets North Bank Planning Area

- Bike/Pedestrian Path
- Pedestrian Street
- Type I Complete Street: Community Activity Street
- Type II Complete Street: Community Connector
- Type III Complete Street: Regional Collector
- Type IV Complete Street: Neighborhood Street
- North River Overlay District

Sources: Spokane County Assessor,  
2018; Spokane County GIS, 2018;  
City of Spokane; Google Earth;  
MAKERS Architecture and Urban  
Design, LLP.





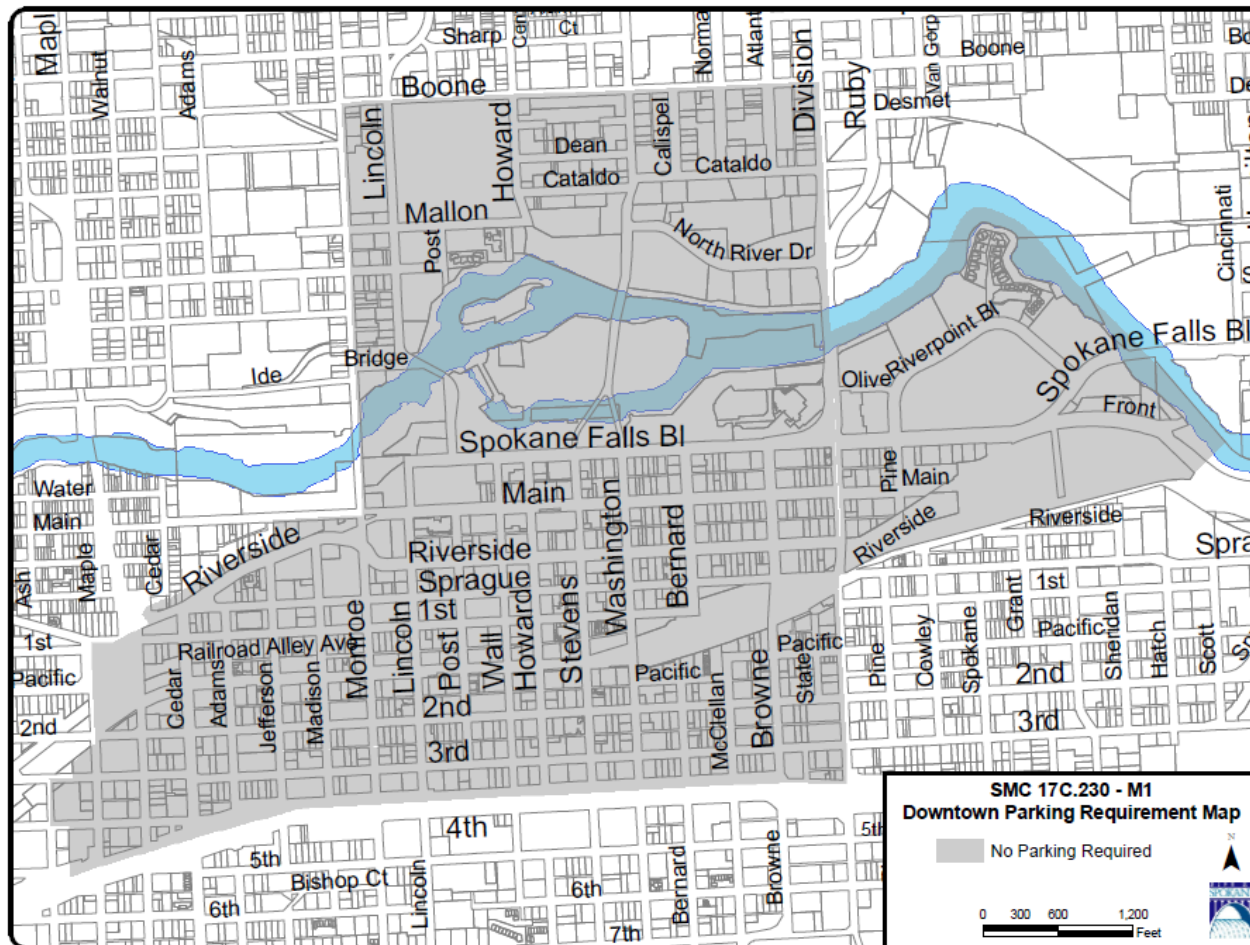
# Regulatory Review

## Downtown Design Standards (17C.124.500)

- Top/middle/bottom requirement
- Façade articulation
- Prominent entrance
- Ground level details toolbox
- Roofline expression
- Blank wall treatment
- Plaza requirement for large buildings (>40k)



# Off-Street Parking Standards



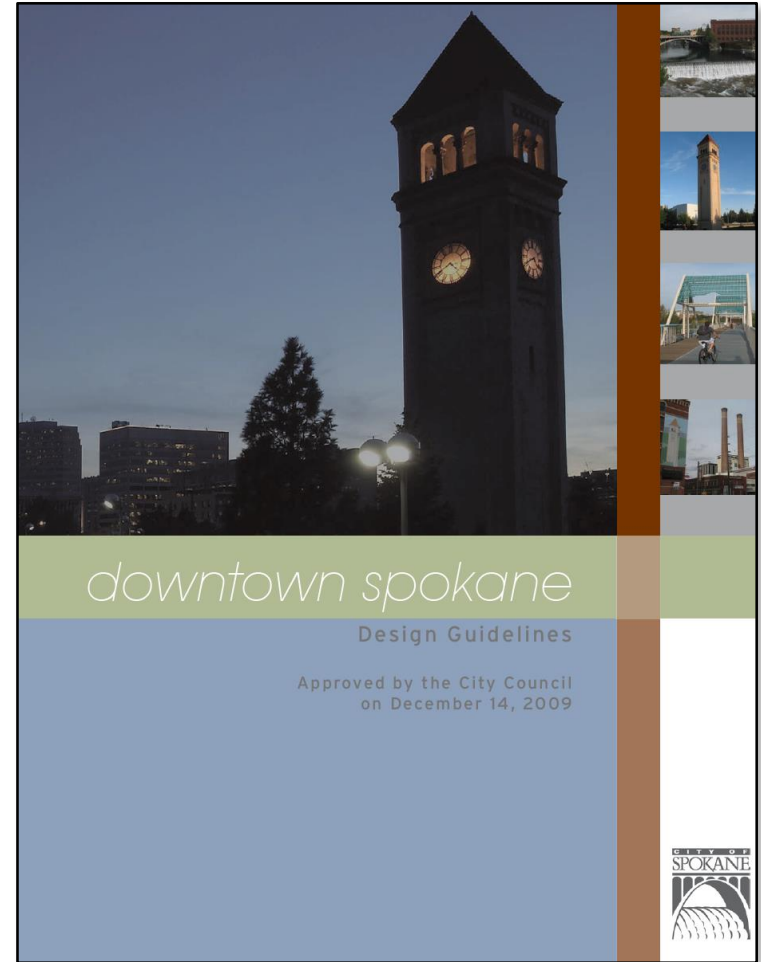
- Much of the North Bank area does not have any requirement for off-street parking in new developments.

# Regulatory Review

## Downtown Design Guidelines

Projects that must adhere to the Downtown Design Guidelines include:

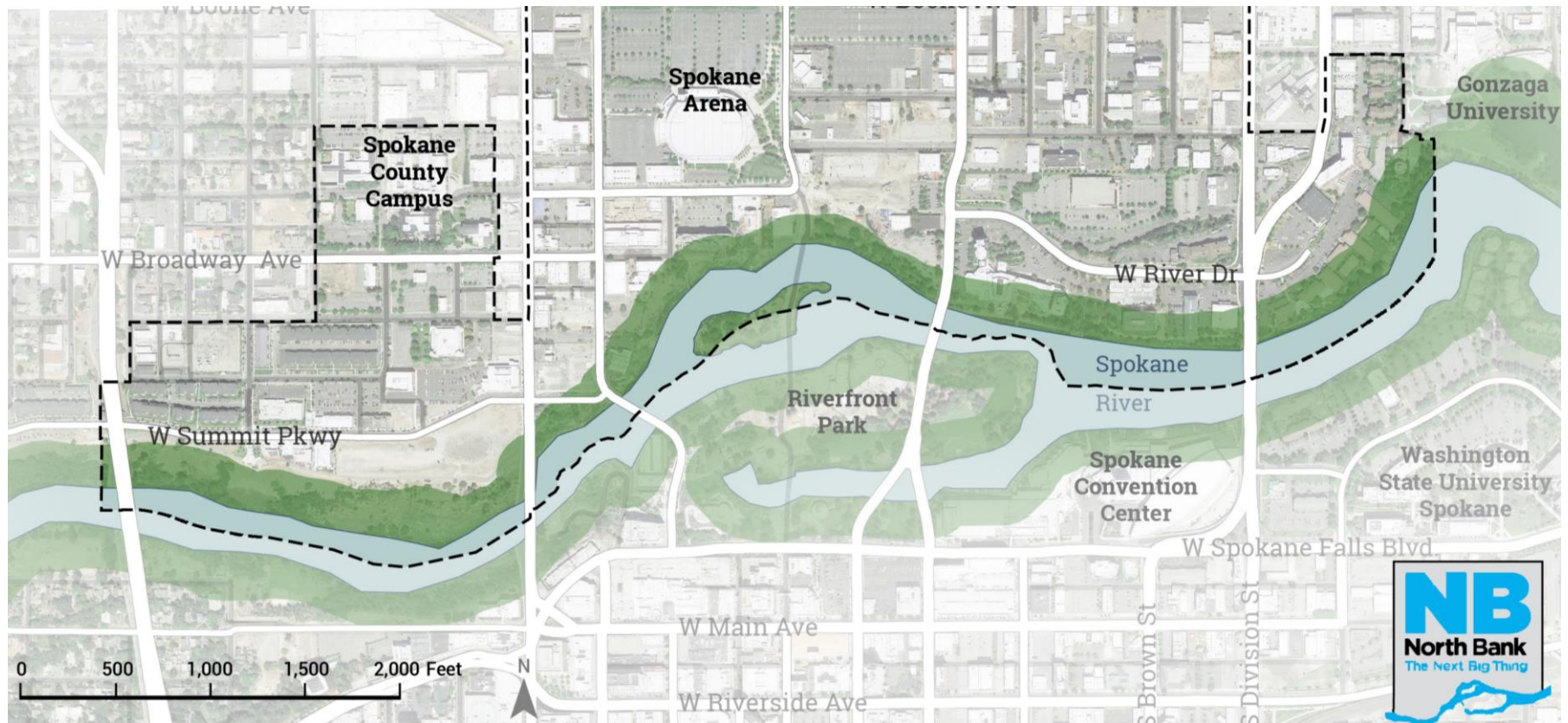
- All public projects or structures
- Shoreline conditional use permit applications
- Projects seeking a design departure
- New buildings greater than 50,000sf
- Other proposals when requested by plan commission, planning director, or hearing examiner



# Regulatory Review

## Shoreline Regulations

Apply to upland areas within 200' from Spokane River's ordinary-high-water mark





# Regulatory Review

## Elements that are Relatively Generous/Flexible

- Permitted uses
- Building heights, particularly for residential
- Parking minimums
- Access to bonus density/incentive zoning

Retail/  
Dining



Office



Housing





# Regulatory Review

## Elements that are Relatively Restrictive

- North River Overlay building site coverage standards
- Shoreline regulations



# Regulatory Review

## **Special Areas to Examine**

- North River Overlay District
  - District boundary
  - Building site coverage standards
  - View corridor requirements
- Ground level use/frontage design
  - Complete Streets designations
- Others...
  - Building height, massing or articulation provisions
  - Use provisions
  - Design guideline provisions

# Market Assessment

## North Bank and City of Spokane Population, 2000-2018

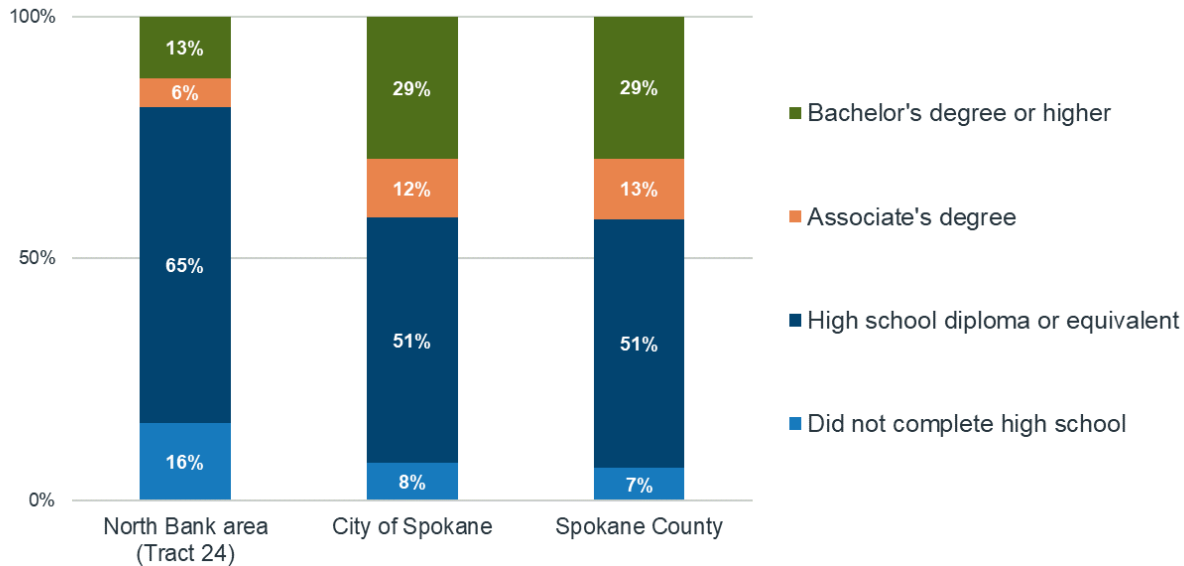
	2000	2018	CAGR
North Bank area (Tract 24)	2,879	3,022	0.25%
City of Spokane	195,629	220,100	0.62%

*Source: Washington State Office of Financial Management; Community Attributes, Inc.*

- The City has grown at a faster rate than the North Bank area.
- The population living in the North Bank area has grown from about 2,900 in 2000, to about 3,000 in 2018.
- During this time, the City of Spokane has grown from about 196,000 to about 220,000
- Generally, the North Bank has accounted for about 1.5% of residents in Spokane.
- **Vision Question:** how much growth can the North Bank expect in the coming decades?

# Market Assessment

## Educational Attainment, North Bank, City of Spokane and Spokane County, 2017

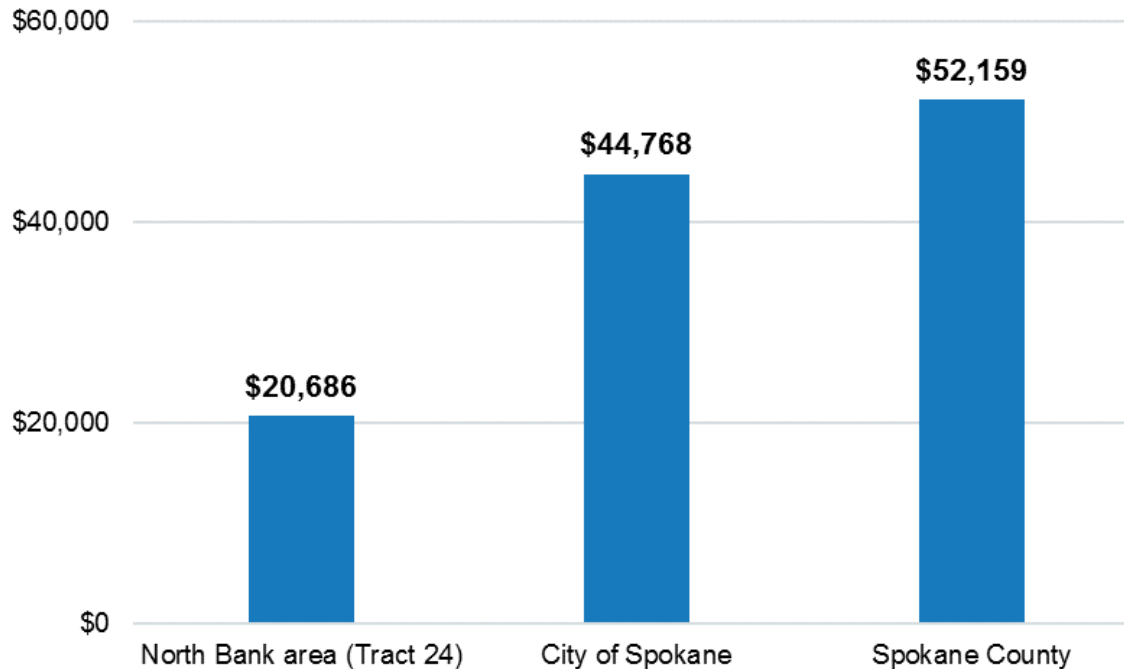


Source: U.S. Census Bureau American Community Survey, Community Attributes, Inc.

- The North Bank area has historically attracted residents with less education than the City of Spokane and Spokane County
- 16% of North Bank area residents have not completed high school (8% citywide)
- 19% of North Bank are residents have a college degree (Associate's or higher) compared to 42% across the City and County
- **Vision Question:** what role should the North Bank play in education and workforce development?

# Market Assessment

## Median Household Income, North Bank, City of Spokane and Spokane County, 2017



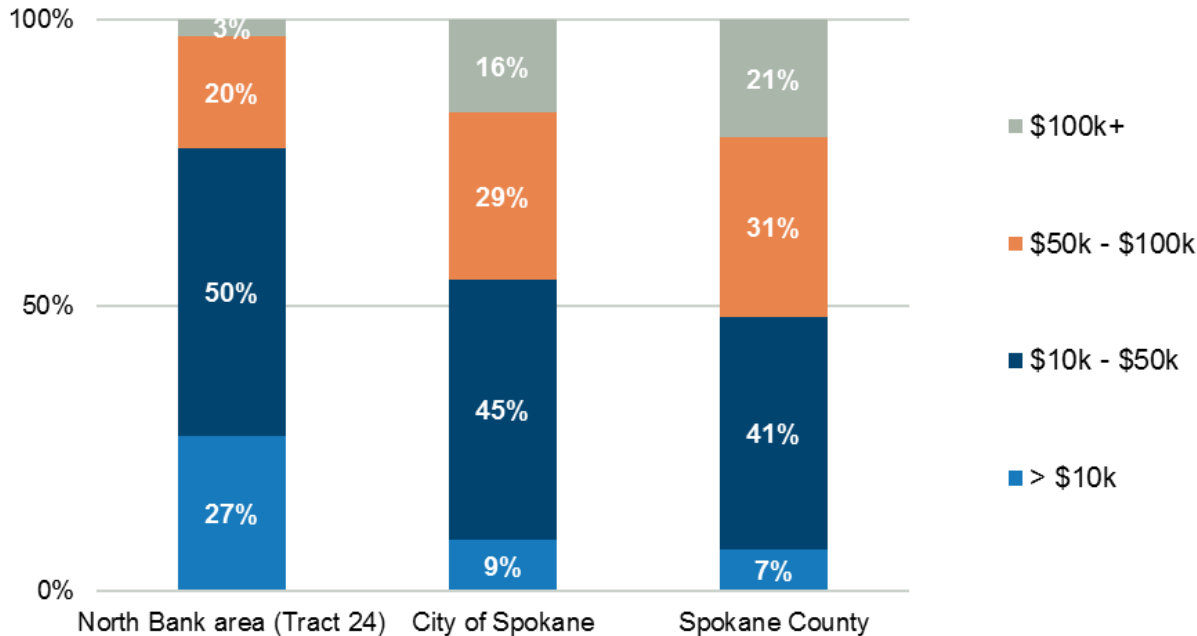
Source: U.S. Census Bureau American Community Survey, Community Attributes, Inc.

- Household incomes in the North Bank area are less than half of household incomes in Spokane.
- **Vision Question:** how can (and should) the North Bank help to create economic opportunity for residents?



# Market Assessment

## Wages Earned (Residents), North Bank, City of Spokane and Spokane County, 2017

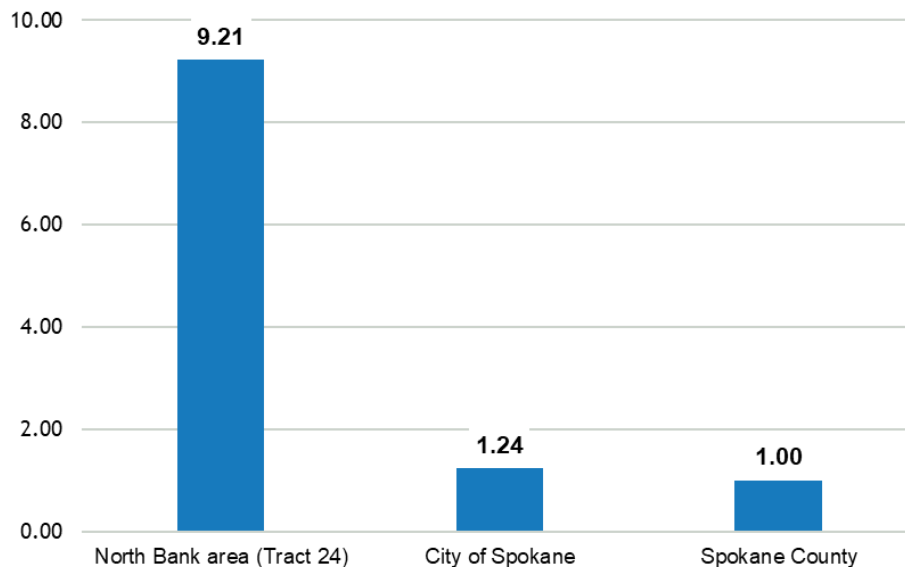


Source: U.S. Census Bureau American Community Survey, Community Attributes, Inc.

- 77% of North Bank area residents earn \$50,000 or less annually
- Citywide, 54% of residents earn \$50,000 or less annually.
- Vision Question: how can (and should) the North Bank proactively address socioeconomic disparities?

# Market Assessment

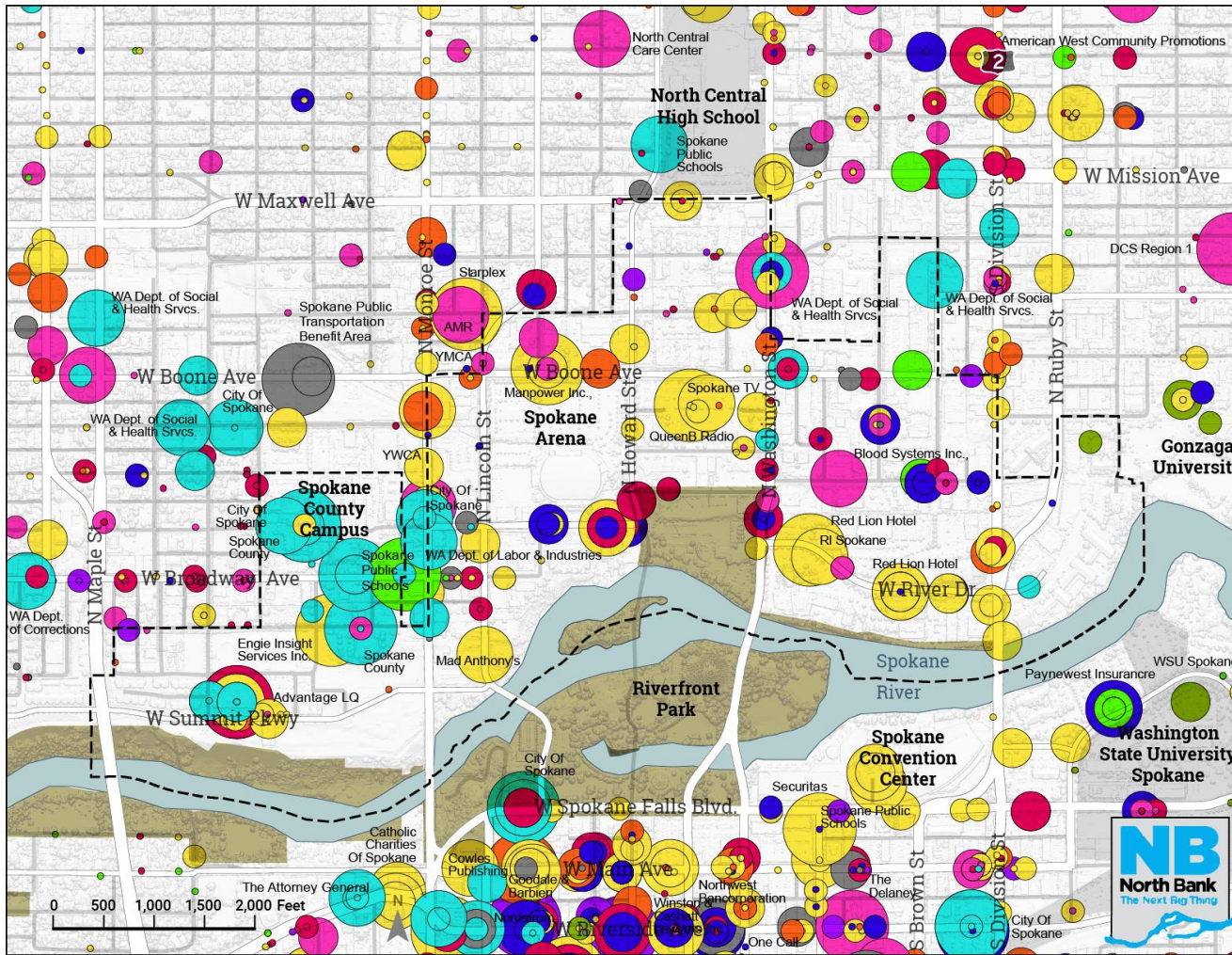
## Jobs to Housing Units Ratio, North Bank, City of Spokane and Spokane County, 2015



Source: Washington State Office of Financial Management; U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD); Community Attributes, Inc.

- The ratio of jobs to housing units is a measure of the relative concentration of jobs in a place.
- Countywide, there is a balance of jobs and housing units (1.00).
- The City of Spokane is an employment center with a jobs to housing units ratio of 1.24.
- The North Bank area is a jobs center, relative to its importance as a residential area, with a jobs to housing units ratio of 9.21. Major North Bank job centers include the County Campus and medical/office cluster.
- **Vision Question:** how should the North Bank balance job-generating (commercial) and residential space?

# Market Assessment



- Government and Services industries are prevalent in the North Bank area
- Office-using employment, including the finance, insurance and real estate industry, are more heavily concentrated in Downtown
- Retail employment is relatively limited in the North Bank

## Employment by Industry North Bank Plan Area

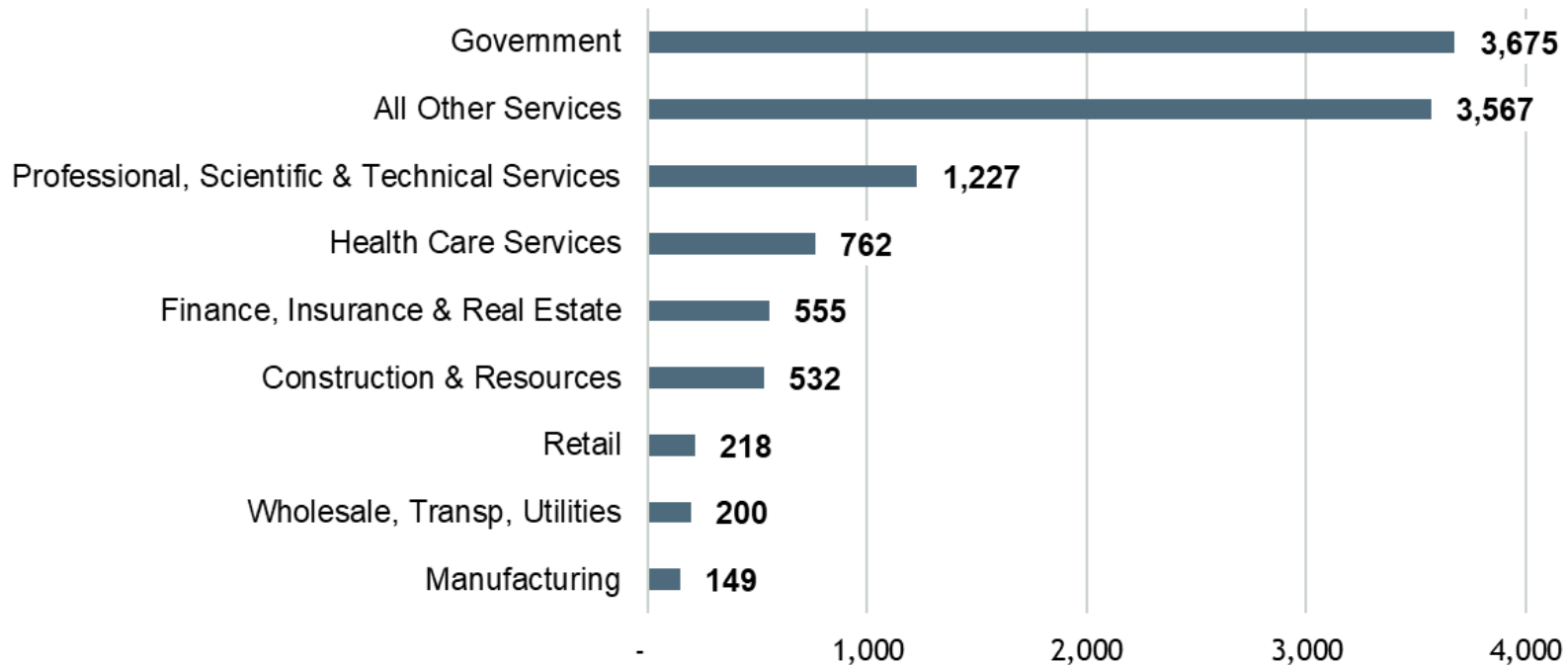


Sources: Dun & Bradstreet Hoovers, 2018; Spokane County GIS, 2018; Community Attributes, 2018

**cai** **MAKERS**

# Market Assessment

## Employment by Sector, North Bank Area, 2018



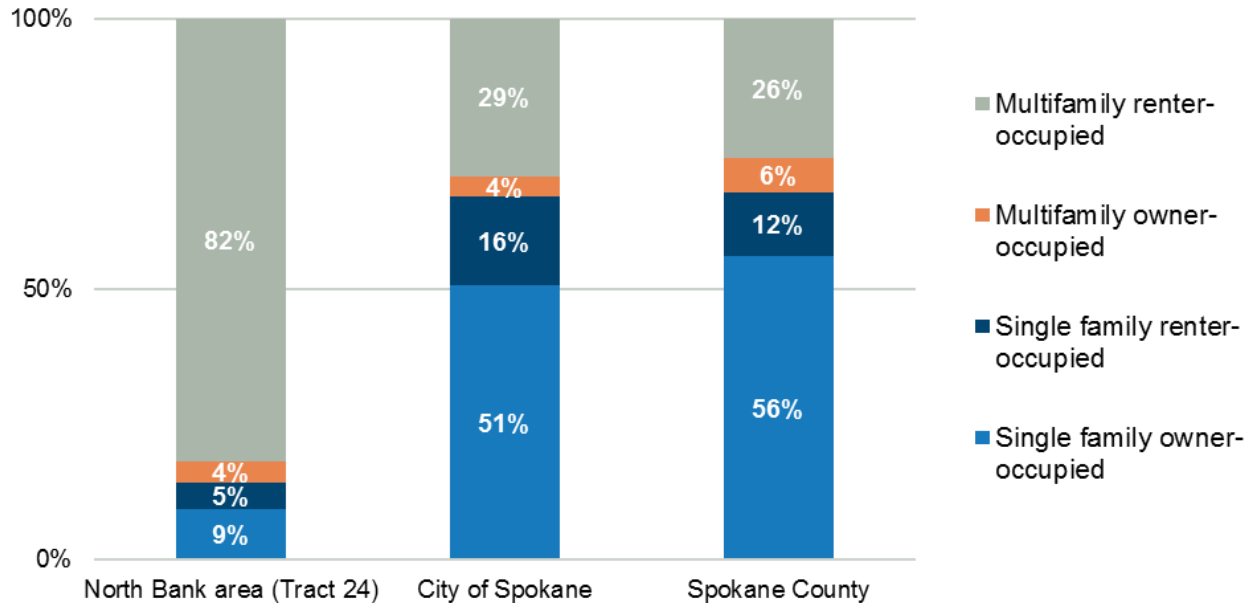
Source: D&B Hoovers, Community Attributes, Inc.

- Vision Question: which industries offer the best fit for the North Bank, and what opportunities for growth could serve as anchors for the planning area?



# Market Assessment

## Housing Type and Tenure, North Bank, City of Spokane and Spokane County, 2017

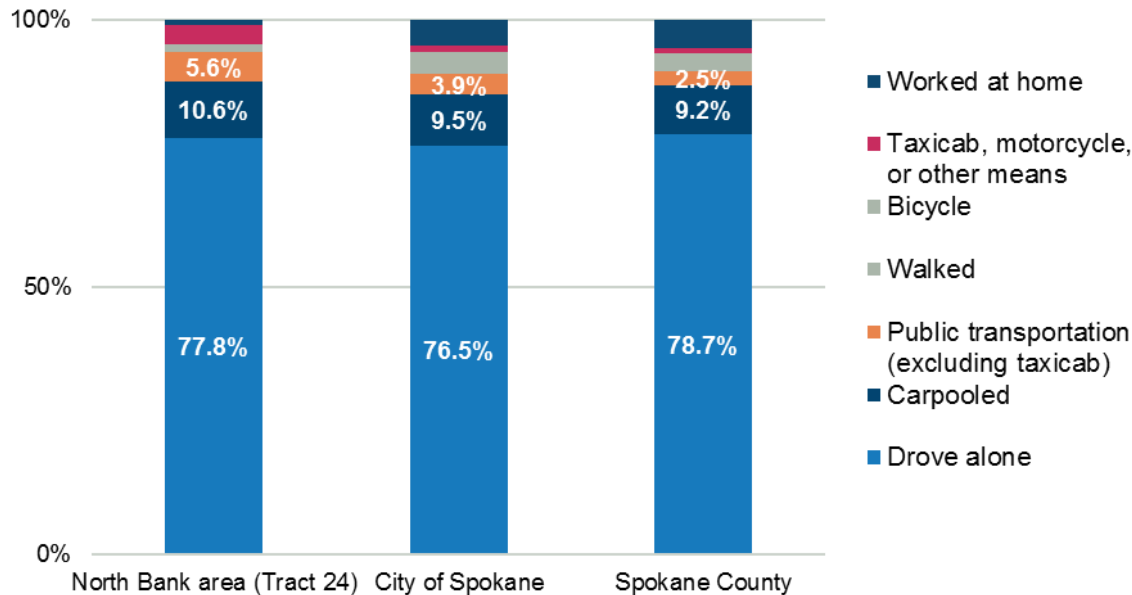


Source: U.S. Census Bureau American Community Survey, Community Attributes, Inc.

- The majority (82%) of housing units in the North Bank area are multifamily units that are rented, versus 29% Citywide
- 13% of housing units in the North Bank area are owner-occupied, versus 55% Citywide
- 14% of housing units in the North Bank are single-family units, versus 68% Citywide
- **Vision Question:** what types of residential uses, if any, are appropriate for the North Bank?

# Market Assessment

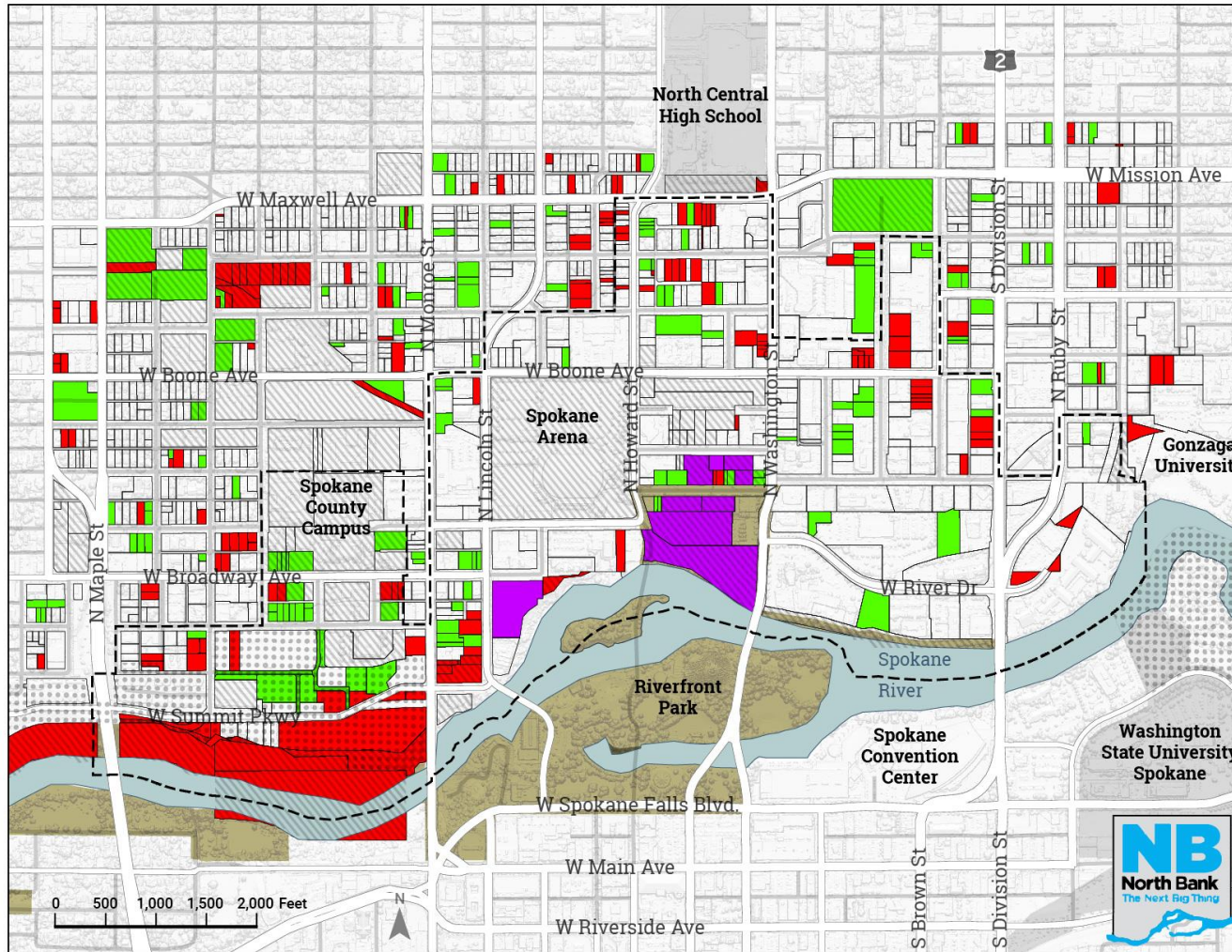
## Means of Commuting to Work, North Bank, City of Spokane and Spokane County, 2017



Source: U.S. Census Bureau American Community Survey, Community Attributes, Inc.

- Fewer North Bank area residents (77.8%) drive alone to work than Countywide, but more North Bank area residents drive alone to work than Citywide (76.5%)
- More North Bank area residents carpool (10.6%) and take public transportation (5.6%) than City or Countywide
- **Vision Question:** how should people move around the North Bank, and what investments are needed to facilitate this?

# Market Assessment



## Developable Lands Analysis North Bank Plan Area

- North River Overlay District
- Public Schools / Universities
- Parks & Open Space
- Rivers, Lakes, Streams

### Developable Lands by Type

- Study Area Parcels
- Physically Vacant Parcels  
Less than \$0.1 Improvement Value per Square Foot of Land
- Physically Underutilized Parcels  
From \$0.1 to \$5.00 Improvement Value per Square Foot of Land
- Pipeline Project Sites
- Planned Unit Development (PUD) Parcels
- Publicly-Owned Parcels

Sources: Spokane County Assessor,  
2018; Spokane County GIS, 2018;  
Community Attributes, 2018



- Areas in and around Spokane Arena are generally either developed or have plans for development
- Areas that are physically vacant or underutilized are clustered North of the Spokane River and west of Monroe St., and northeast of the Spokane Arena

Vision Question: are there specific parts of the North Bank that offer catalytic potential?



# Visioning Survey

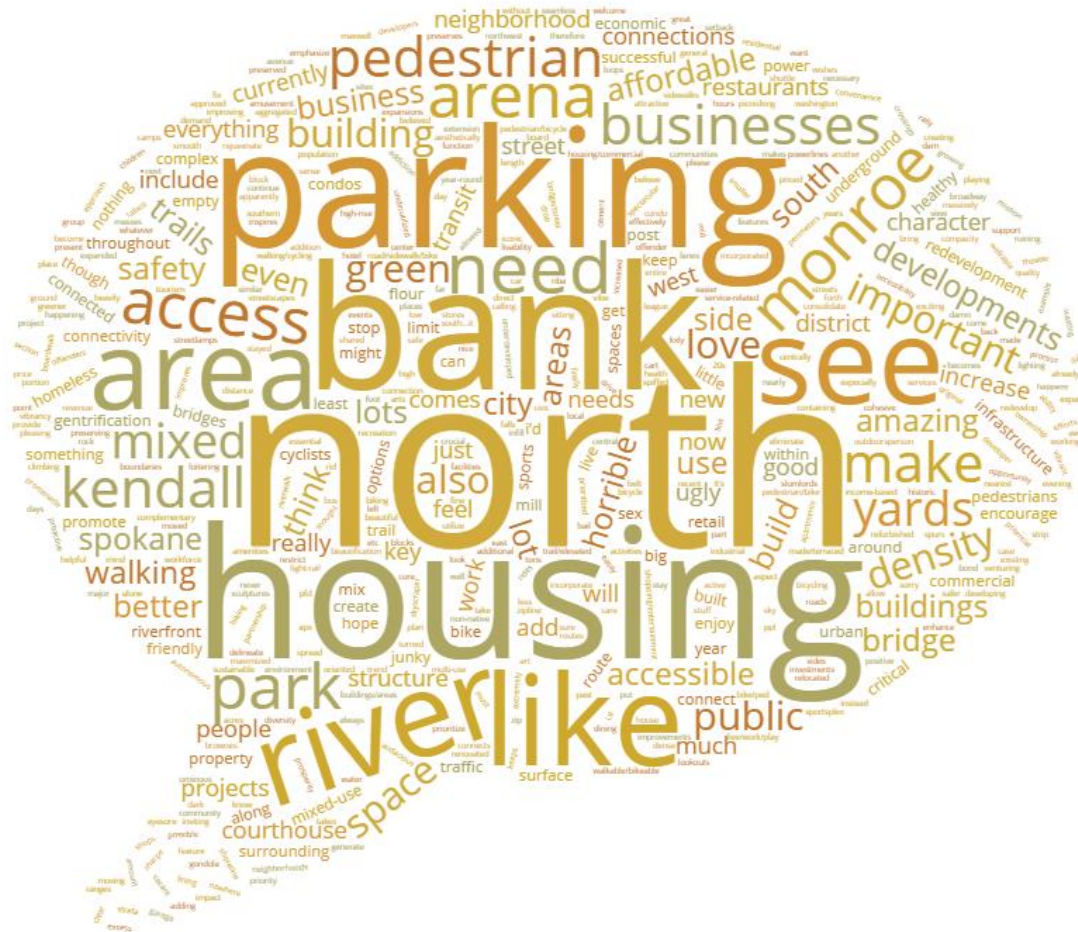
- **164 responses** through 2/26/19
  - 19% of respondents live in the North Bank
  - 21% of respondents work in the North Bank
  - 3% said they were not familiar with the North Bank
  - Most (67%) indicated they visit the North Bank for shopping, errands or other activities
  - **Respondents are generally young** – 44% of those completing the demographics section are 39 or younger; 20% are 60 or older
  - 75% of respondents have a household income of \$50,000 or greater and 35% of respondents have a household income of \$100,000 or greater
- The majority (51%) of respondents believe that **the North Bank and Downtown are distinct, but complementary**, and 31% believe that, while the North Bank and Downtown don't currently have much in common, there are opportunities to strengthen their connections. Only 14% see the North Bank as part of (or the same as) Downtown.
- 61% indicated that **the North Bank has improved or is nicer now** than it was previously; only 4% indicated that the area has gotten worse.

# Visioning Survey

- The five **most important current assets** in the North Bank (most votes) are:
  - The Spokane River (74%)
  - Spokane Arena (68%)
  - The Centennial Trail (68%)
  - Spokane Civic Theater (48%)
  - Restaurants (46%)
- The **most desired new assets** (most votes) are:
  - Walkability (62%)
  - River access/recreation (51%)
  - Green space (49%)
  - Restaurants (45%)
  - Arts and culture (40%)
- The three **most pressing issues** for the North Bank (most votes) are:
  - River views and access (43%)
  - Routes for pedestrians and cyclists (41%)
  - Connections to Downtown (37%)

# Visioning Survey

*Do you have any big ideas for the North Bank?*

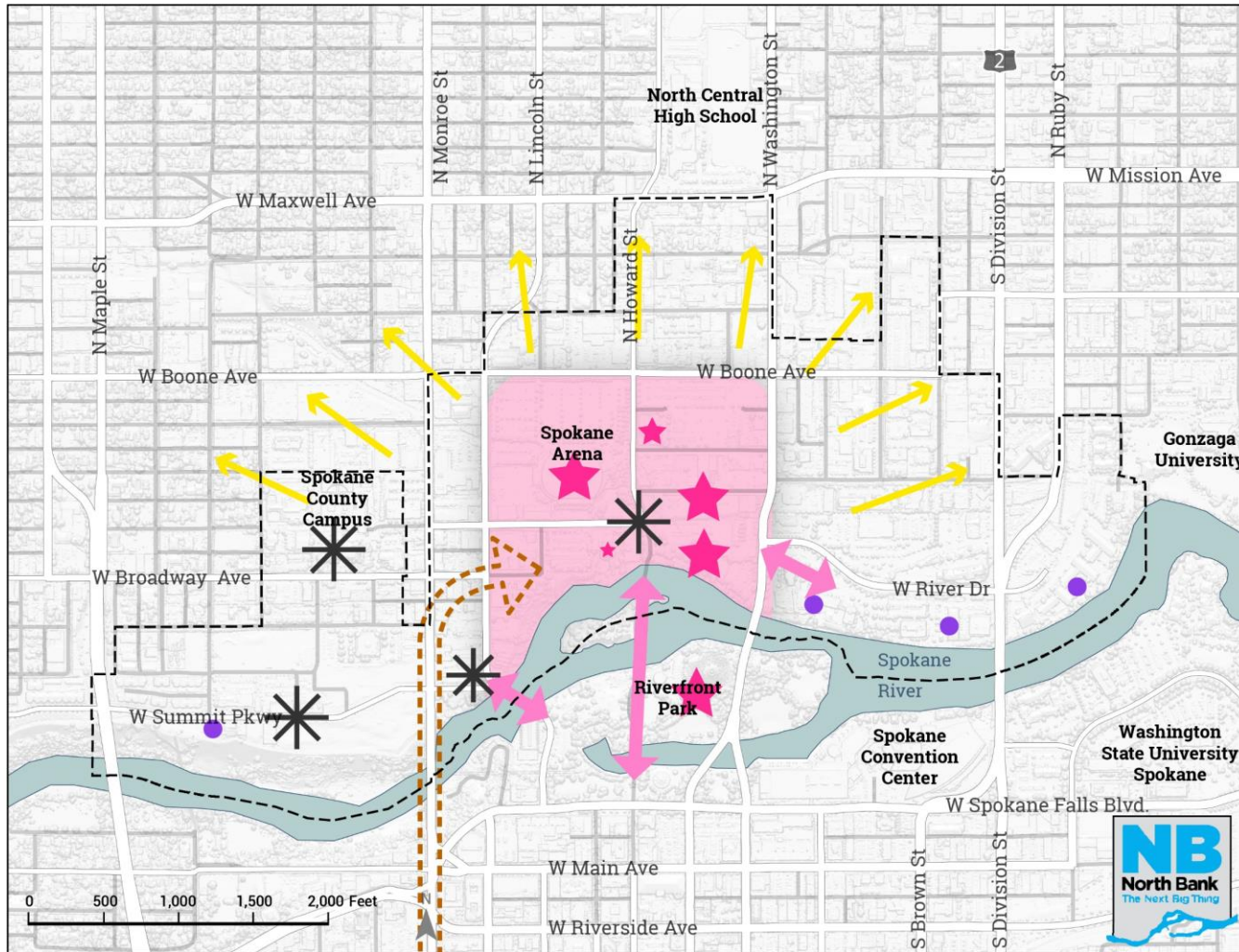




# Emergent Themes and Concepts

- Embrace a bold vision for the North Bank that may include **entertainment and recreation, housing** and dynamic, round-the-clock activity.
- Explore the potential for **greater integration of the North Bank with Downtown.**
- Maintain and expand **public access to the Spokane River** and other recreational assets.
- Harness **existing and potential assets**, such as the Arena and SportsPlex, Riverfront Park, and valued businesses.
- Focus on resolving challenges related to **transportation, circulation, connectivity and parking**, including peak traffic, non-peak use of surface lots, pedestrian amenities and **safe crossings, transit** availability and **bicycle facilities.**
- Ensure that the North Bank serves existing residents while providing new options for those looking for a more urban experience; **housing must be affordable** to a variety of income levels.
- Refine **development regulations** to meet these objectives.

# Emergent Themes and Concepts



## CONCEPT A: EVENTS AND ENTERTAINMENT DISTRICT

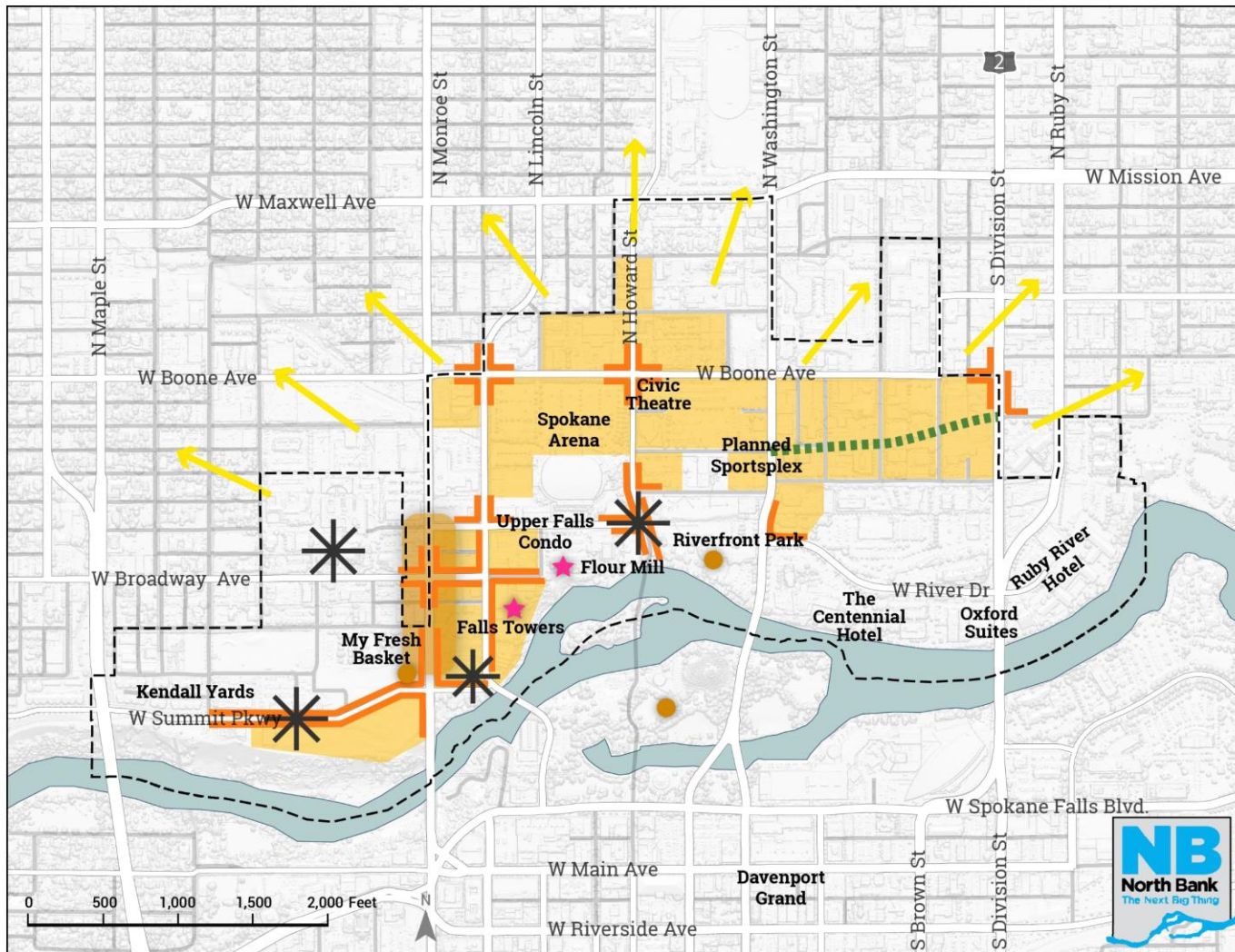
Concept A:  
Event & Entertainment District  
North Bank Plan Area

Sources: Spokane County Assessor,  
2018; Spokane County GIS, 2018;  
City of Spokane; MAKERS  
Architecture and Urban Design, LLP.

cai MAKERS

# Emergent Themes and Concepts

## CONCEPT B: WALKABLE URBAN NEIGHBORHOOD



Concept B:  
Walkable Urban Neighborhood  
North Bank Plan Area

- Activity Node
- Landmark
- Gathering Place
- Street Improvement
- Corridor
- Residential Infiltration
- Residential Expansion
- Rivers, Lakes, Streams
- North River Overlay District

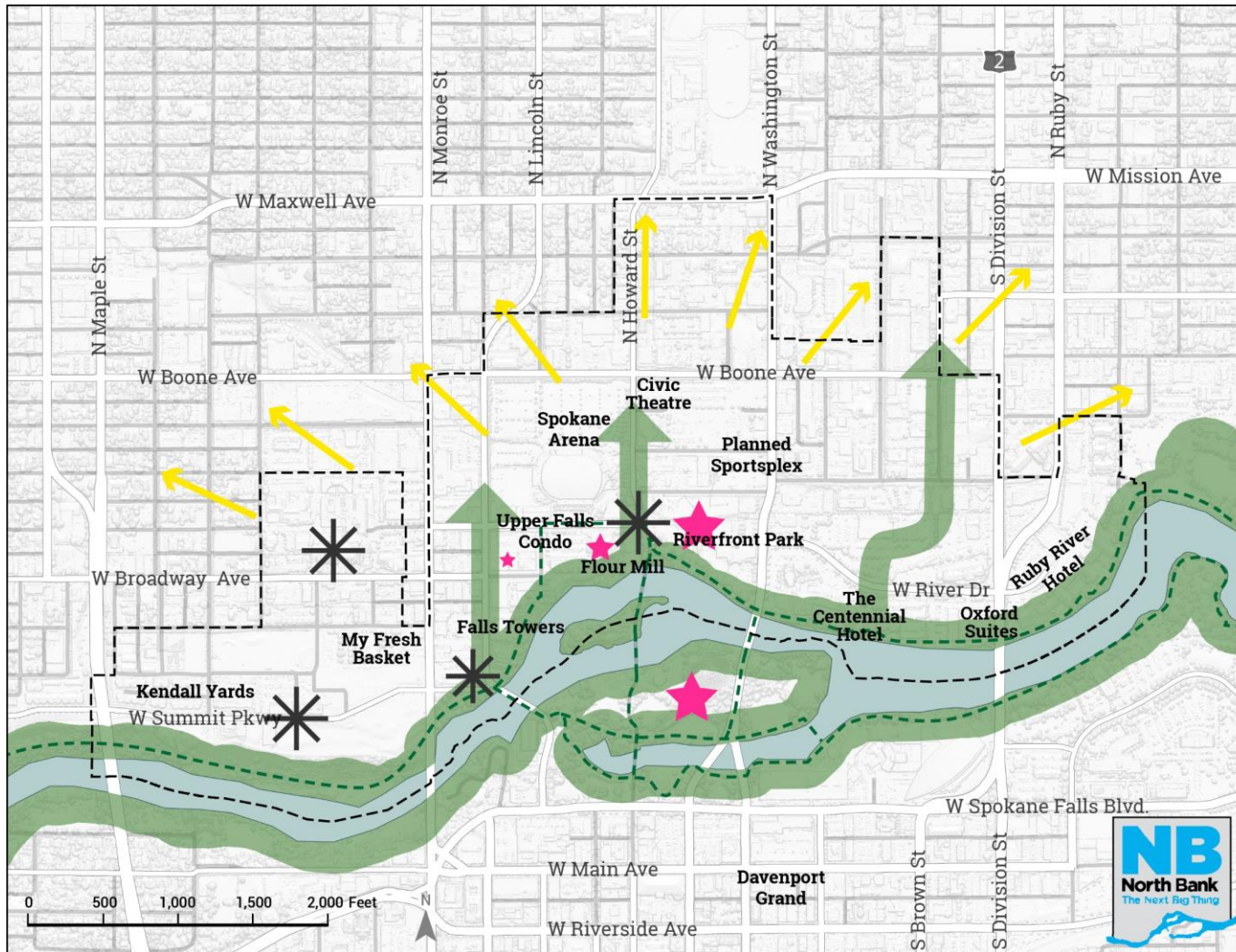
Sources: Spokane County Assessor,  
2018; Spokane County GIS, 2018;  
City of Spokane; MAKERS  
Architecture and Urban Design, LLP.

cai MAKERS



# Emergent Themes and Concepts

## CONCEPT C: AN AUTHENTIC PLACE ON THE SPOKANE RIVER



Concept C: Authentic Place on the Spokane River  
North Bank Plan Area

- \* Activity Node
- ★ Landmark
- - - Trail Connection
- Connection
- Shoreline Jurisdiction
- Residential Expansion
- Rivers, Lakes, Streams
- North River Overlay District

Sources: Spokane County Assessor, 2018; Spokane County GIS, 2018; City of Spokane; MAKERS Architecture and Urban Design, LLP.

cai MAKERS