

An aerial photograph of a city area, likely North Bank, showing a river, various streets, and buildings. A semi-transparent map overlay is visible, showing street names and a grid pattern. The NB logo is prominently displayed in the bottom right corner, with the text "North Bank" and "The Next Big Thing" below it. The logo also features a stylized blue wave graphic.



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Introduction – Process Review

Initial Focus interviews, Site visit, charrette

- Survey results
- 3 Scenarios and Draft Preferred Scenario*

Briefly review Draft Vision Statement

- Overarching plan guidance

Discuss Planning Boundaries Alternatives

- Development Standards Overlay
- Planning Study Area
- Overlay Strategy
- Policy Framework/Action Plan
- Review of Key Focus Areas



Survey

Assets

Spokane River



Spokane Arena



Centennial Trail



Restaurants



Civic Theater



New Assets

Walkability



Restaurants



River Access



Green Space



Arts and Culture



Issues Include

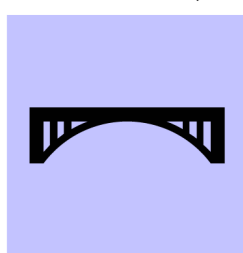
Bike/Ped Routes



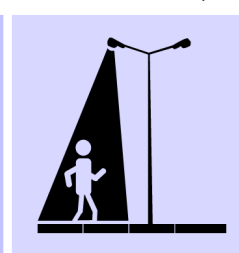
River View/Access



Connectivity



Public Safety



Housing



North Bank



North River Dr walking west from Holiday Inn Express towards Riverfront Park



Boone Avenue at Normandie, looking north



Civic Theatre

North Bank Views



Howard Street, north and south



Downtown, from Boy Scout Way

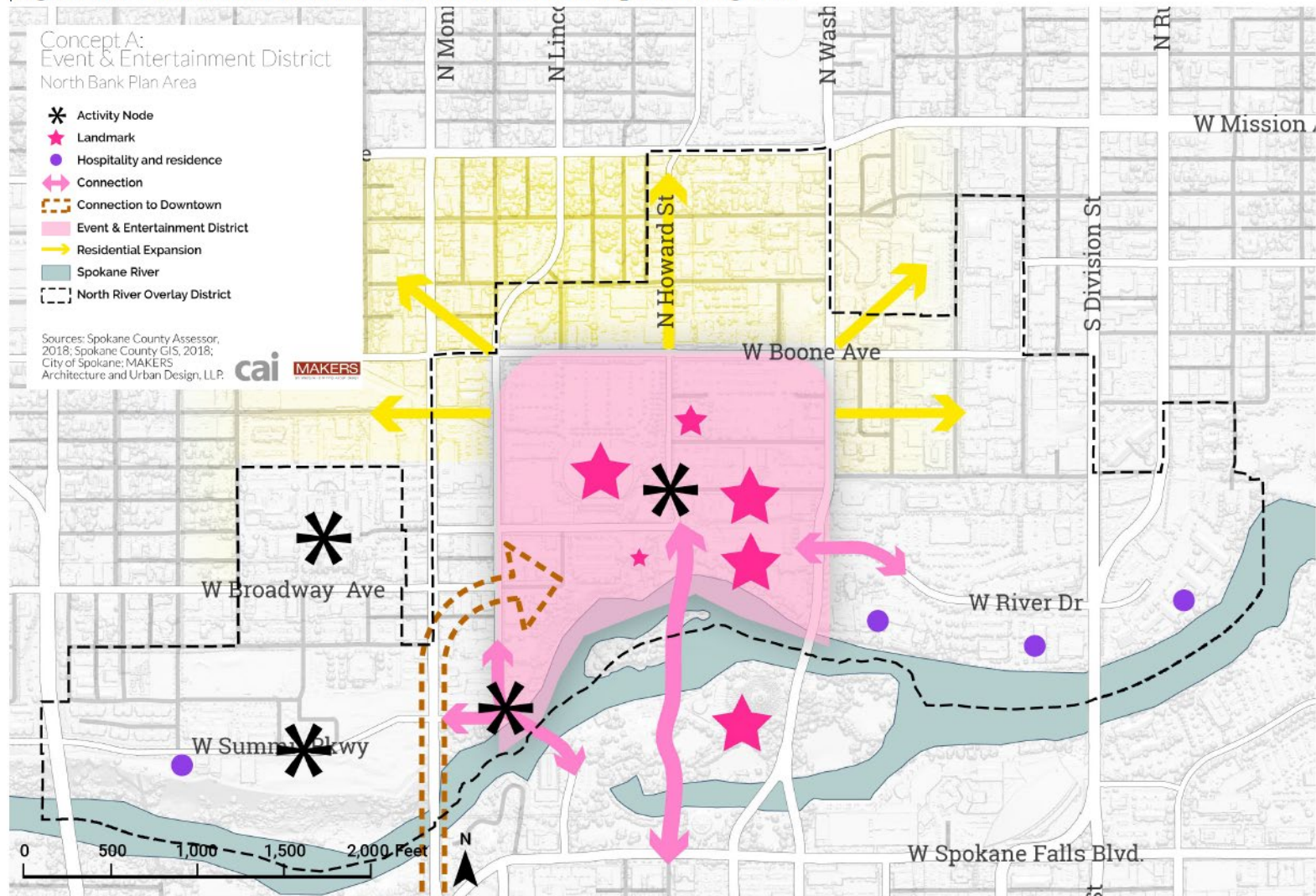
North Bank Vision Statement

The North Bank is a vibrant, walkable and truly authentic urban neighborhood with a wide range of housing, complemented by shopping, dining, entertainment and recreation on the Spokane River, and intuitive connections to Downtown and surrounding neighborhoods.



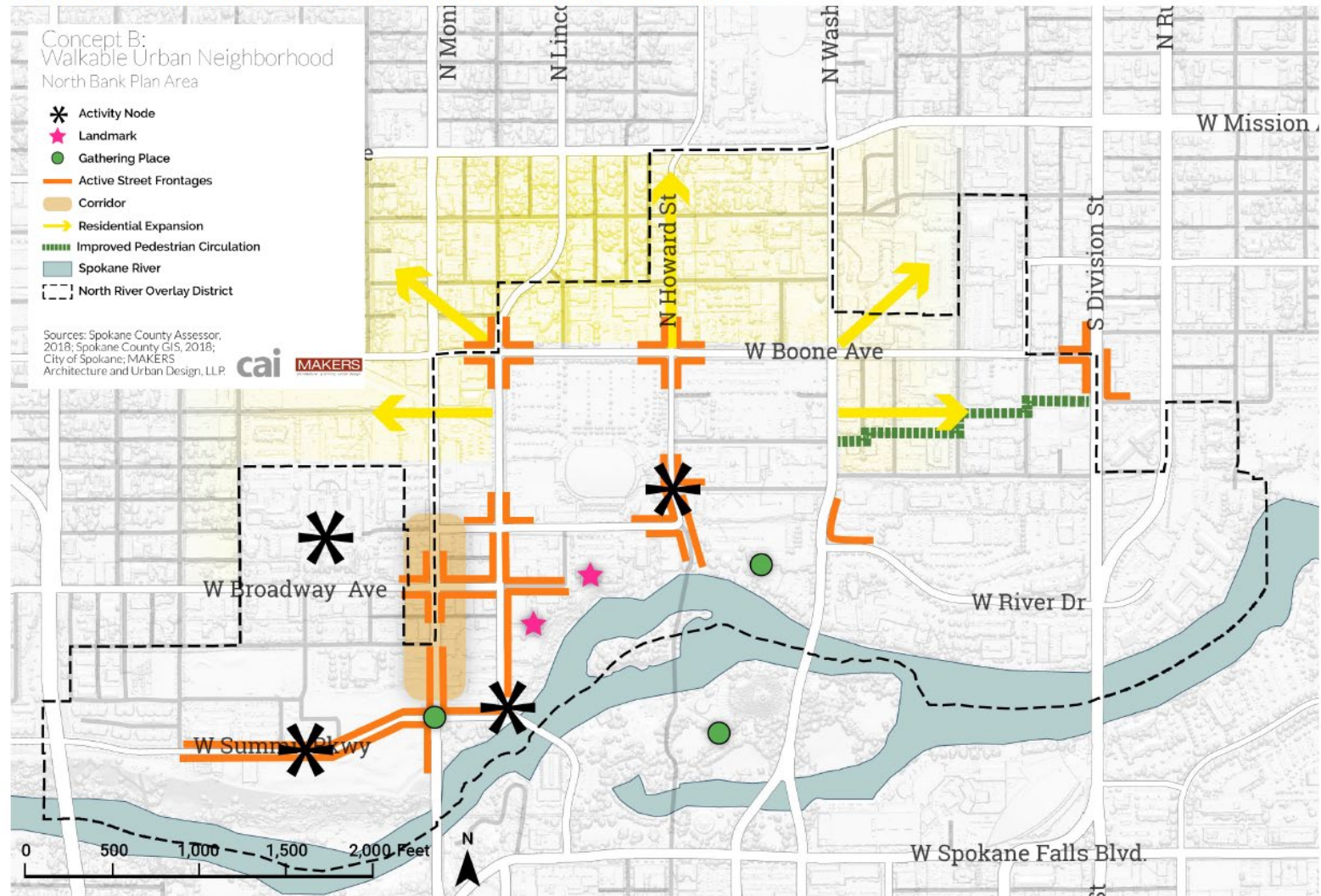
Concept A: Event & Entertainment District

Figure 25. Event and Entertainment District Conceptual Diagram



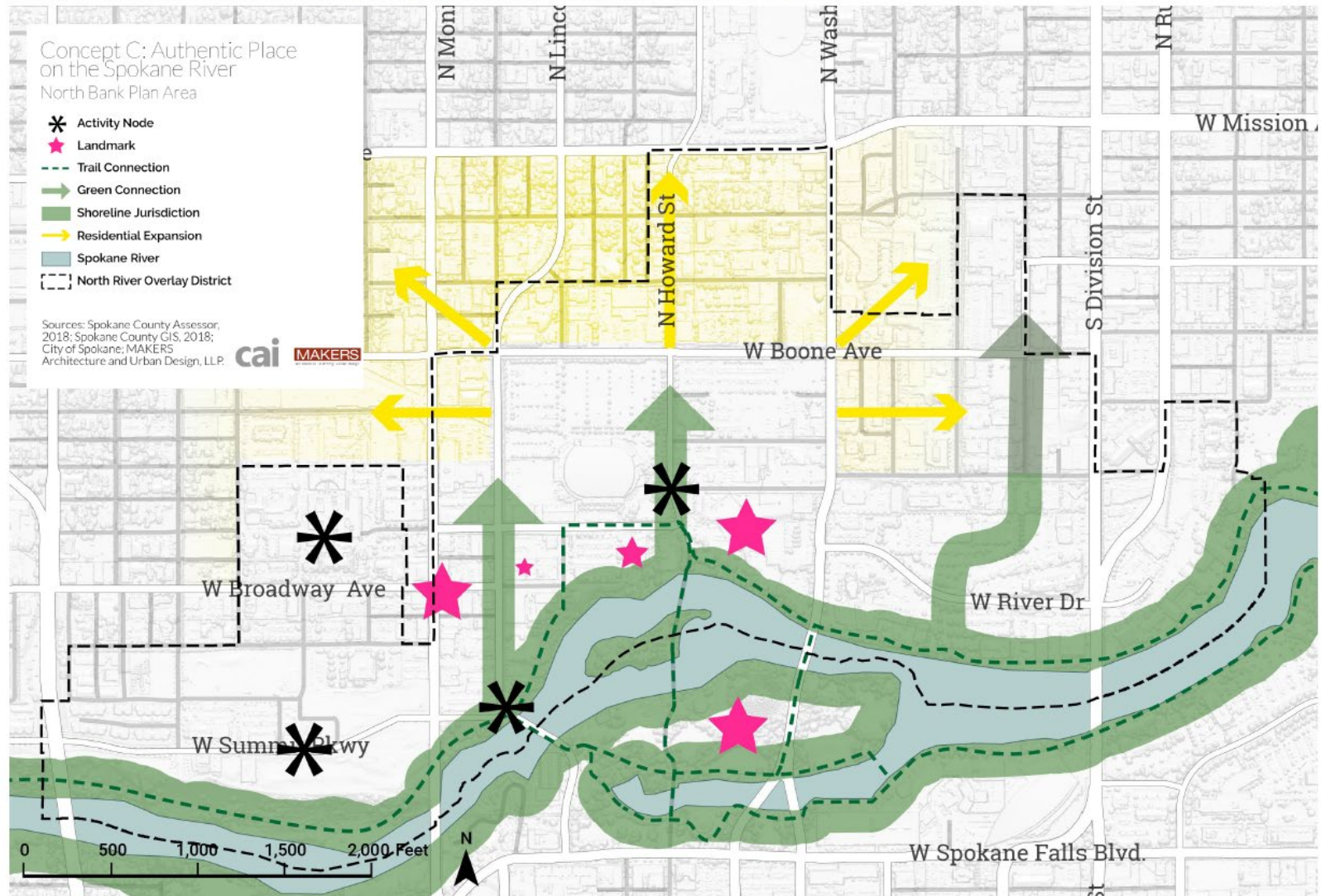
Concept B: Walkable Urban Neighborhood

Figure 26. Walkable Urban Neighborhood Conceptual Diagram



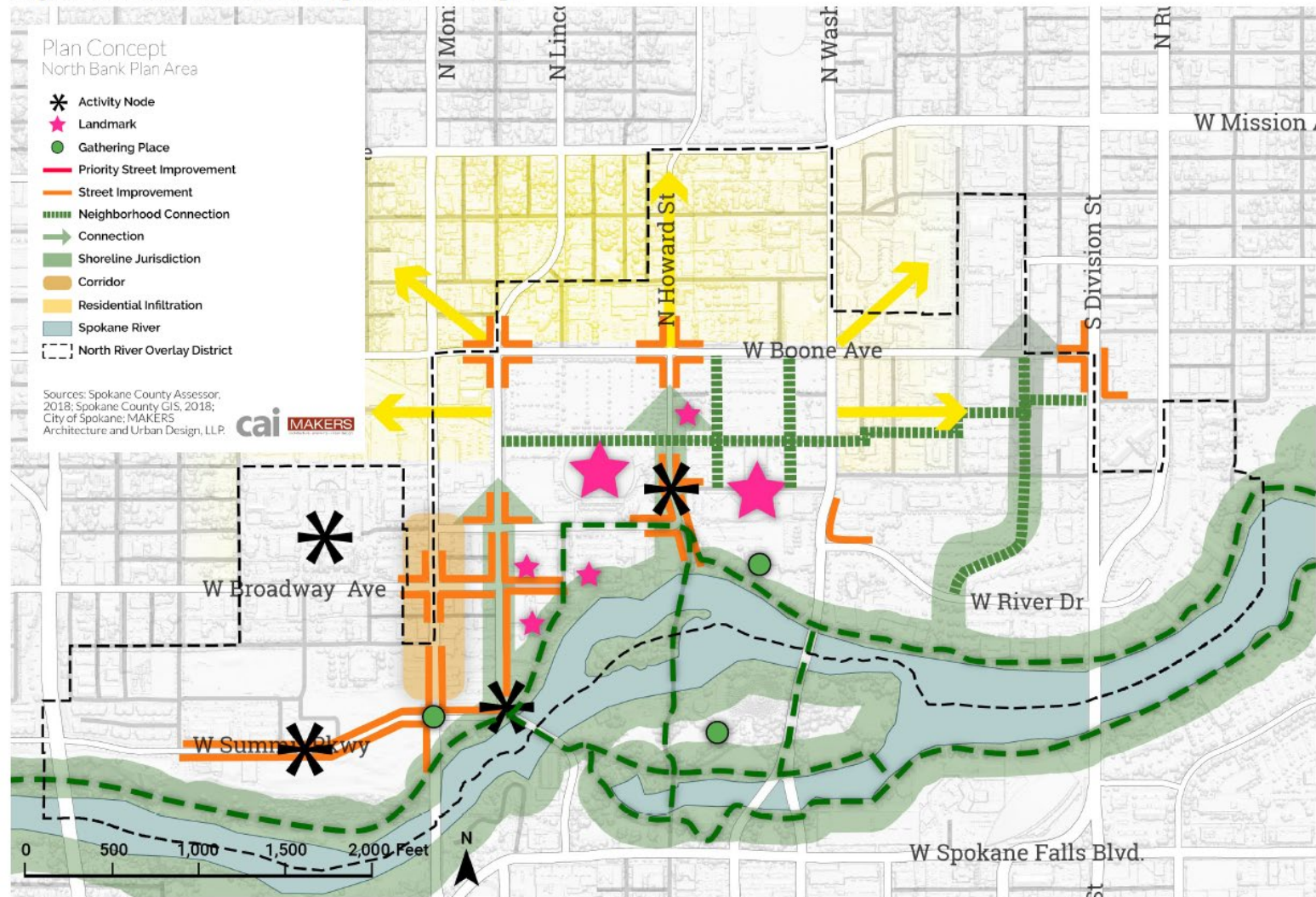
Concept C: Authentic Place on the Spokane River

Figure 27. Authentic Place on the Spokane River Conceptual Diagram



Preferred Development Scenario Concept

Figure 28. Preferred Development Concept



Participants at the March workshop sessions selected the preferred concept as a synthesis that drew on the most important elements of A, B, and C concepts.

Preferred Scenario Concept

Planning and Design Principles

- Balance land use intensity through changes to the North River standards, strategic infrastructure investment, and policy.
- Analyze incentive provisions to ensure that incentives are stacked appropriately for a walkable urban neighborhood.
- Market dynamics appear to favor residential development in the North Bank area and will dictate higher intensities of development (to achieve more units) where land values are higher—likely closer to the Spokane River or other key assets.
- **Audit existing development requirements to ensure that innovative housing types are allowed to expand consumer choice.**
- **Revise and simplify North River Overlay boundary, relate it to the original purposes of preserving physical and visual access to the Spokane River and Downtown:**
 - Eliminate arbitrary inclusions and exclusions of parcels.
- **Activate street frontages where high levels of pedestrian activity and commerce are anticipated.**

Preferred Scenario Concept

Planning and Design Principles (continued)

- **Identify necessary improvements to the street network to improve accessibility and intentional connectivity to Downtown and neighborhoods.**
- Implement Spokane's adopted complete street standards when capital projects are built. These standards may need future revision to better support future North Bank development. Sidewalks and pedestrian lighting are priorities.
- **Implement the Howard St. "string of pearls" green street concept to emphasize the northern pedestrian and bicycle connection to the River and the core of Downtown.**
- Incorporate recreation infrastructure, including amenities for cyclists, with priorities such as continuous shared-use trail north side of the Spokane River, protected bike lanes on Post St./Lincoln St. and Howard St., and bike facilities on Boone. **Mid-block connections should be designed to accommodate bicycle use.**
- **Expand area where there are no minimum parking requirements to fit entire North River Overlay, or another expanded geography, as appropriate, to incentivize residential development.**

Preferred Scenario Concept

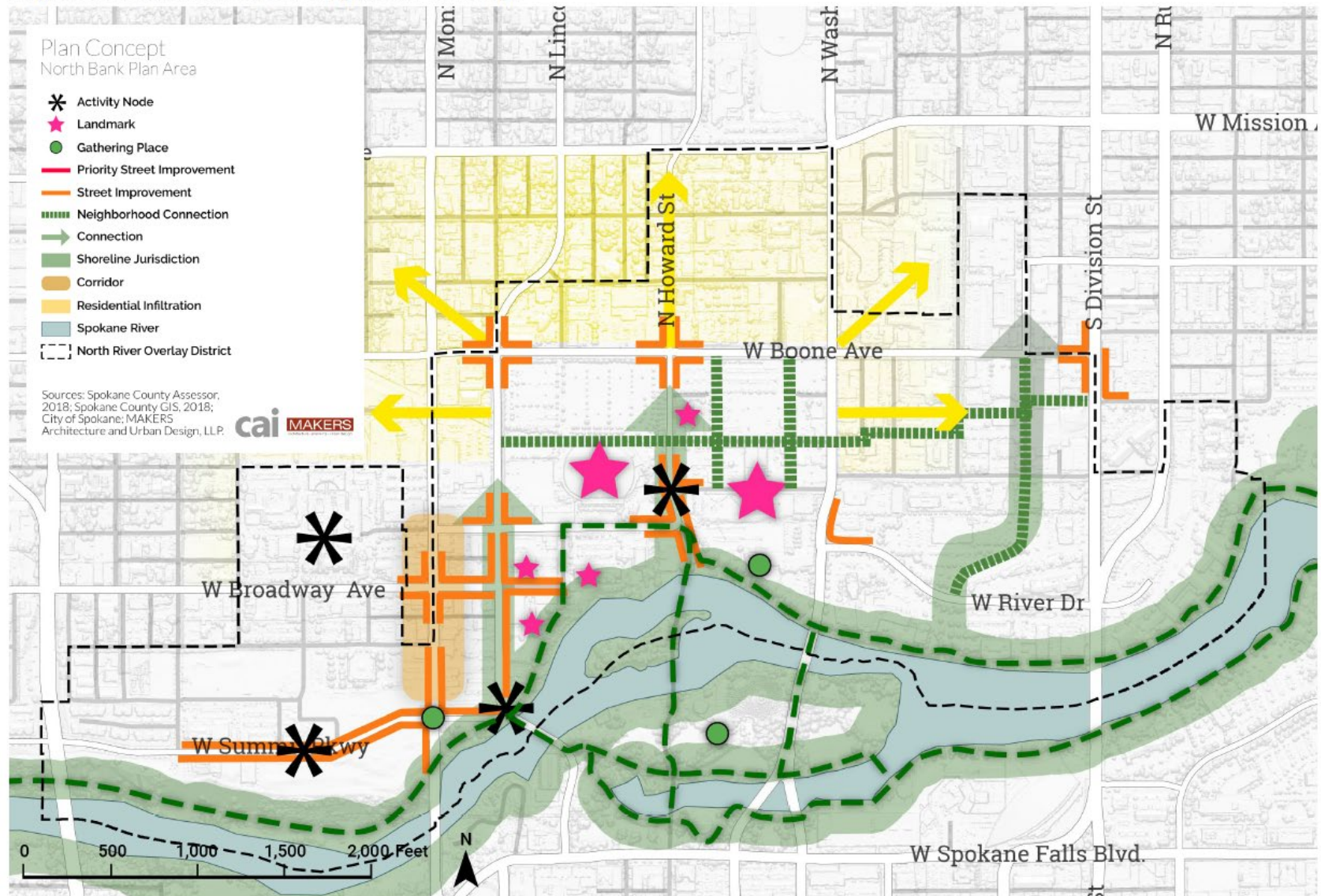
Planning and Design Principles (continued)

- Require public access to the Spokane River gorge on riverfront parcels.
- Connect parks and open spaces with other green/pedestrian infrastructure, including green streets and greenways, and existing and planned trail corridors.
- Consider strategic land acquisition for future parks development.
- Evaluate site design requirements to potentially incorporate the provision of publicly-accessible open space.
- **Encourage a site planning process to develop a Centennial Trail trailhead at the Parks Department Bosch lot on Bridge Street.**
- Design and deploy a branded wayfinding system for the North Bank.

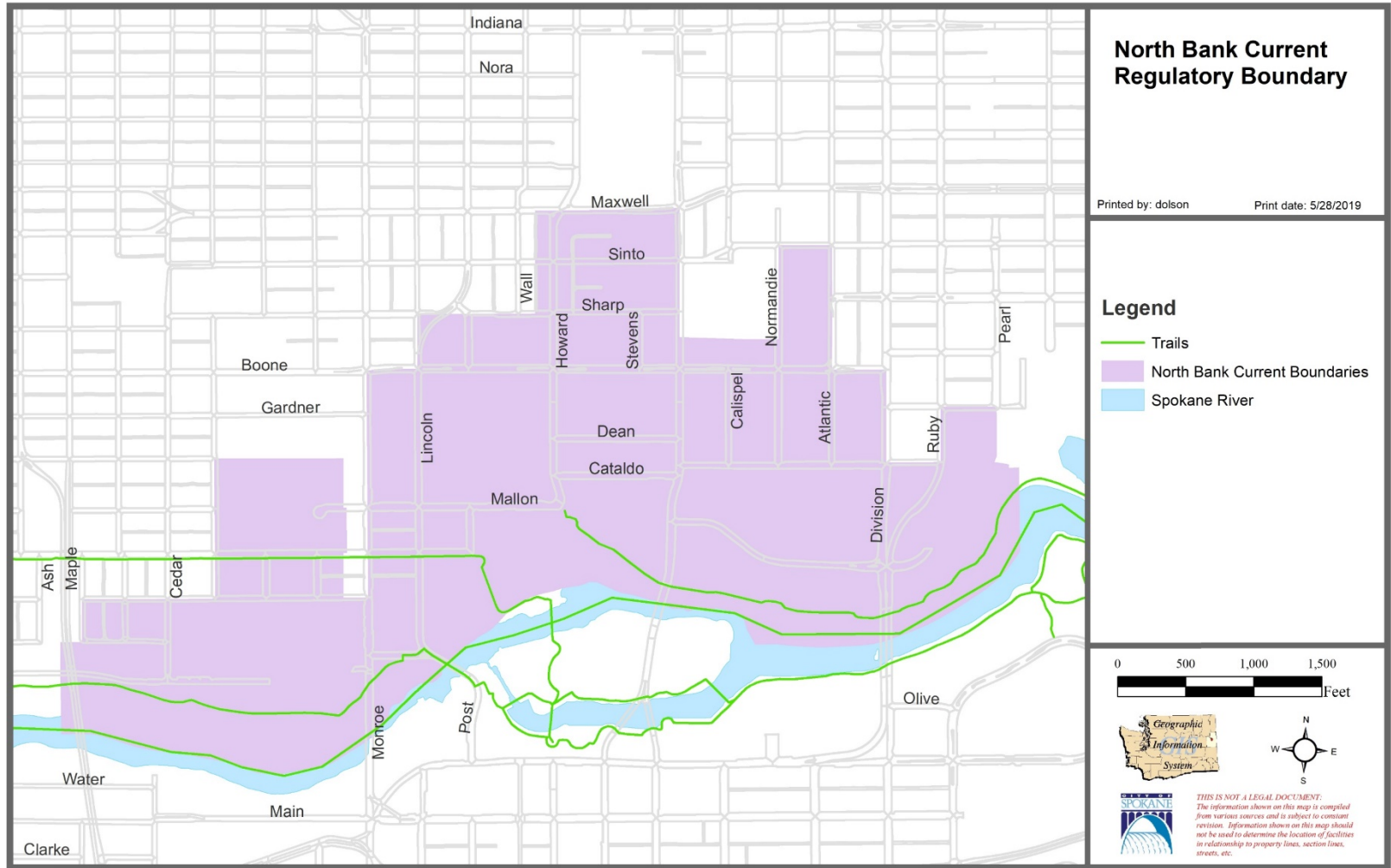


Preferred Scenario Concept

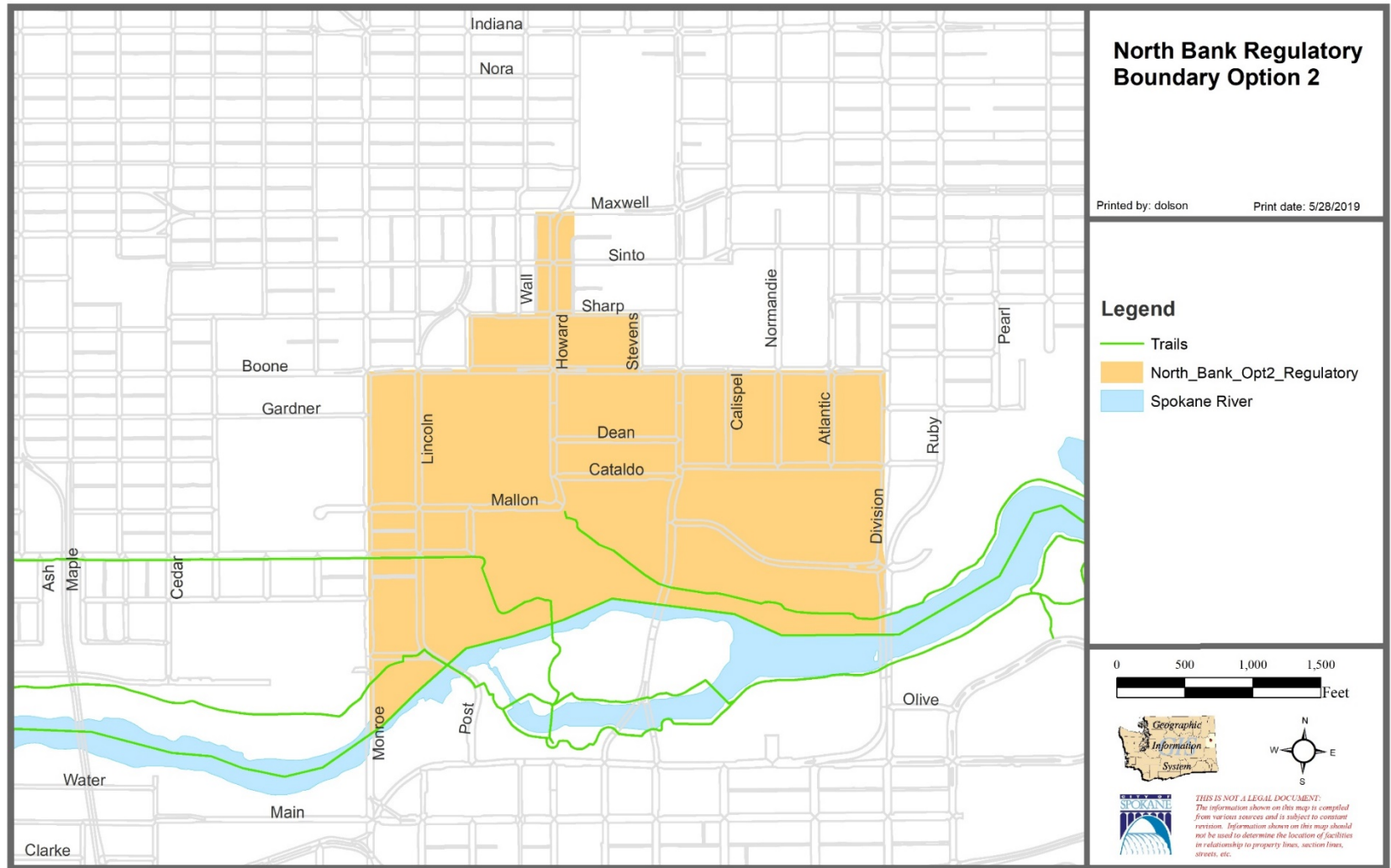
Figure 28. Preferred Development Concept



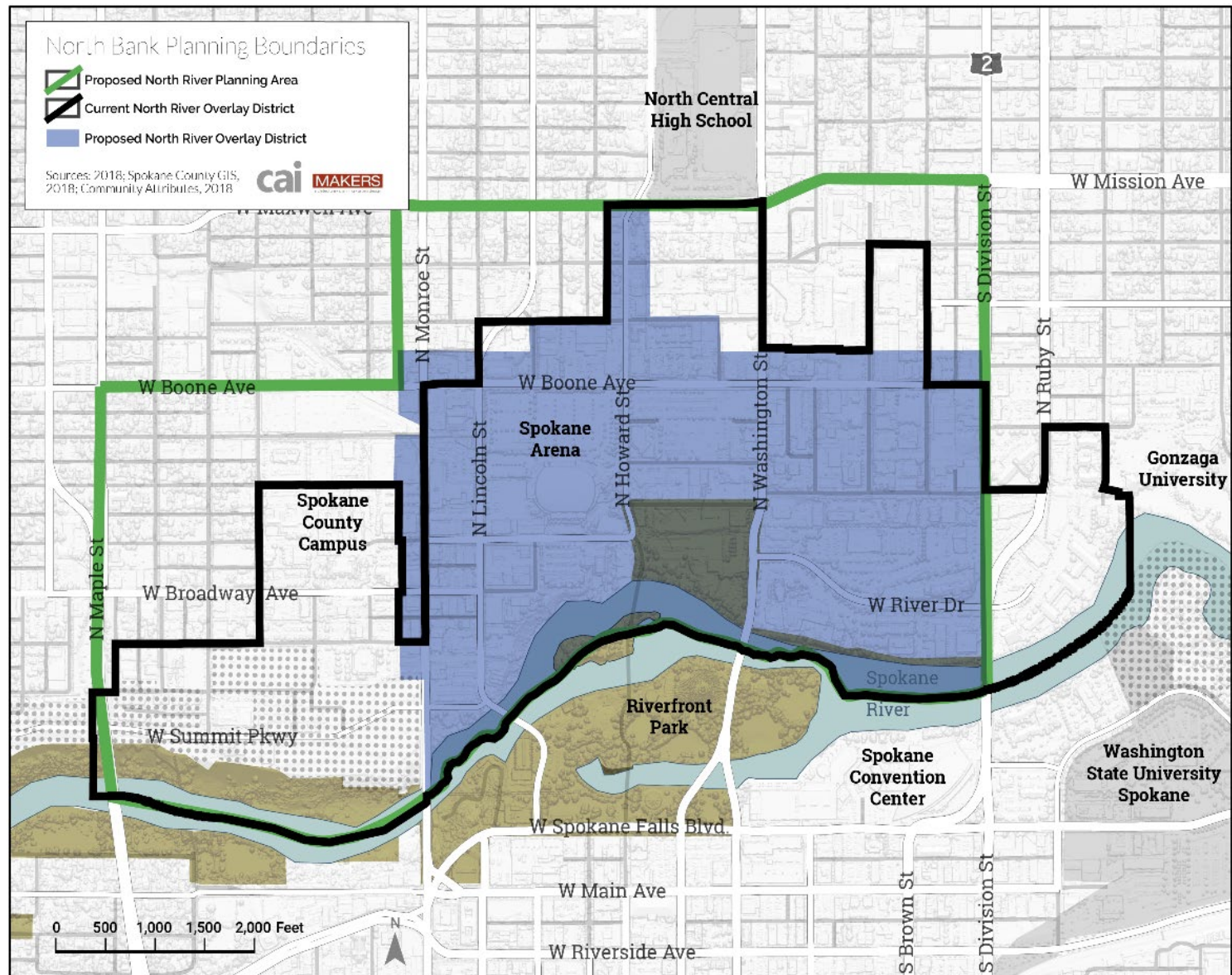
Development Standards Overlay – Existing Boundary



Boundary Alternatives – Recommended



Boundary Alternatives – Recommended Overlay & Planning Area



Key Focus Areas

Policy

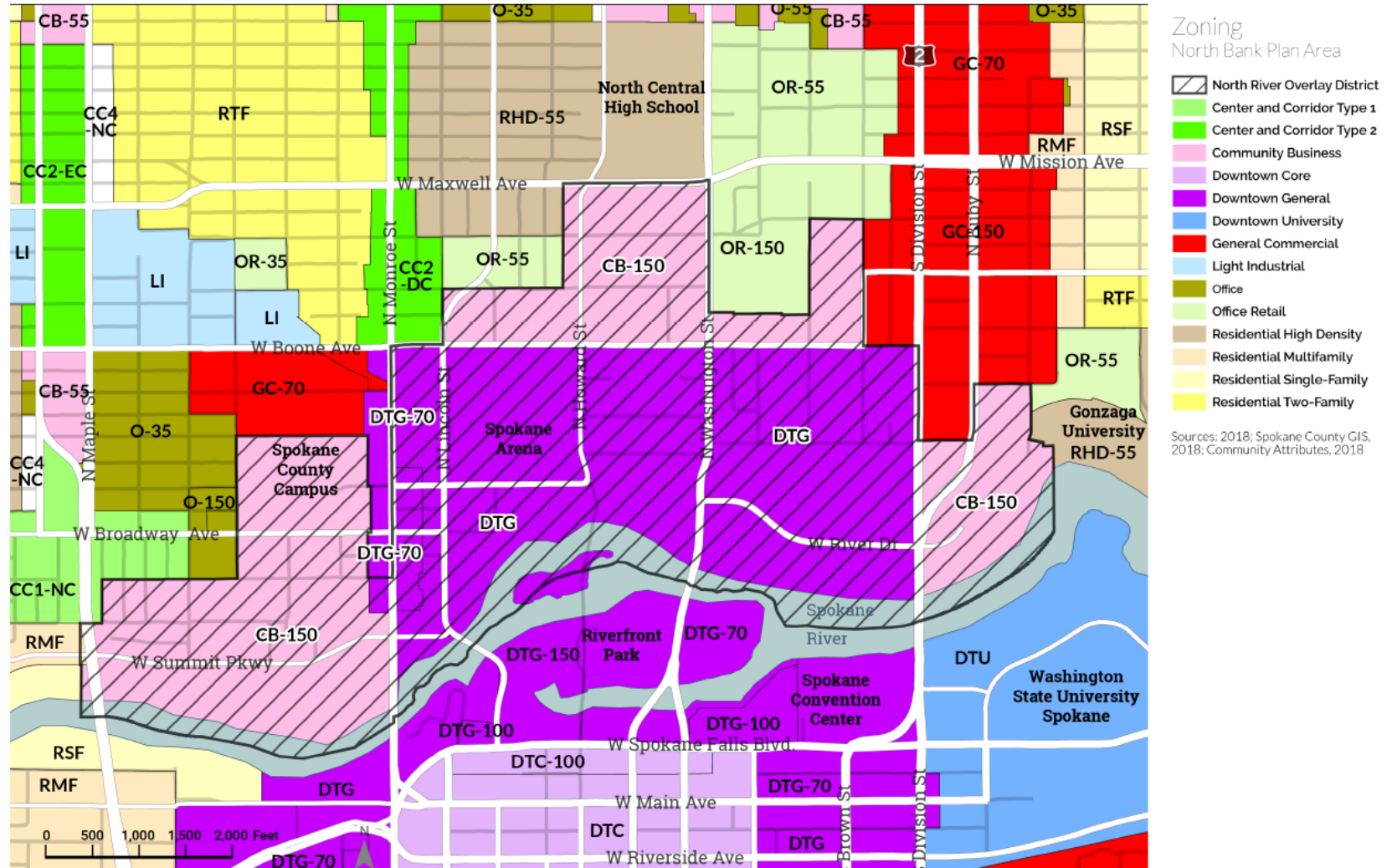
- Encourage the production of a range of housing choices.
- Ensure the North Bank of Downtown continues to support event venues and their patrons by providing needed amenities.
- Improve east-west and north-south connectivity and multimodal circulation to a variety of destinations including Downtown core, neighborhoods, Spokane River gorge, and Riverfront Park.
- Create public spaces and places that make the North Bank a livable Downtown neighborhood and an attractive destination.

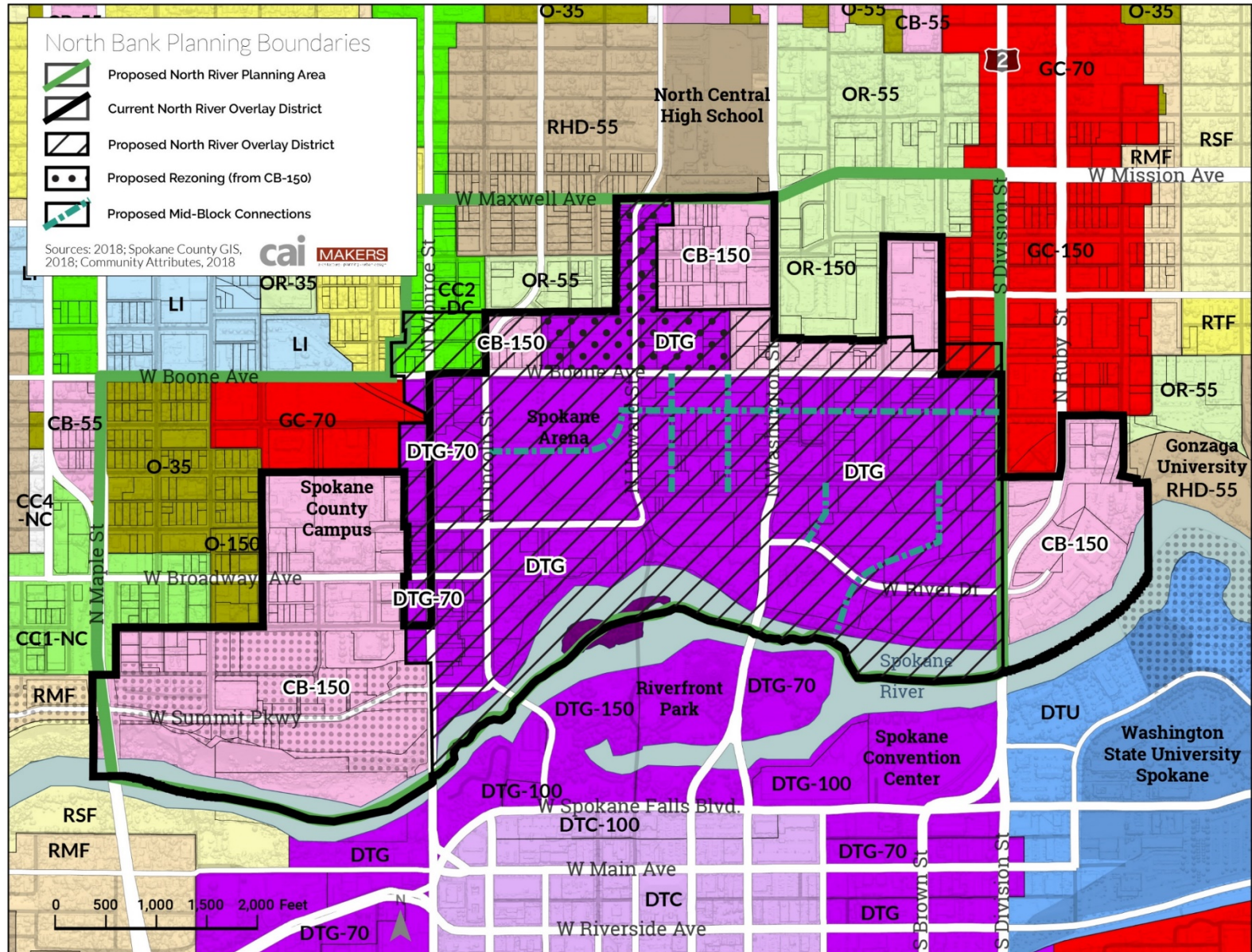
Development Standards to support and implement a common vision for the North Bank.

- The concept improves North Bank connectivity to the Downtown core
- The concept provides an appropriate mix of housing types
- The concept sufficiently expands shopping and dining choices
- The concept creates an accessible and safe walkable and bikeable place

North Bank Current Zoning

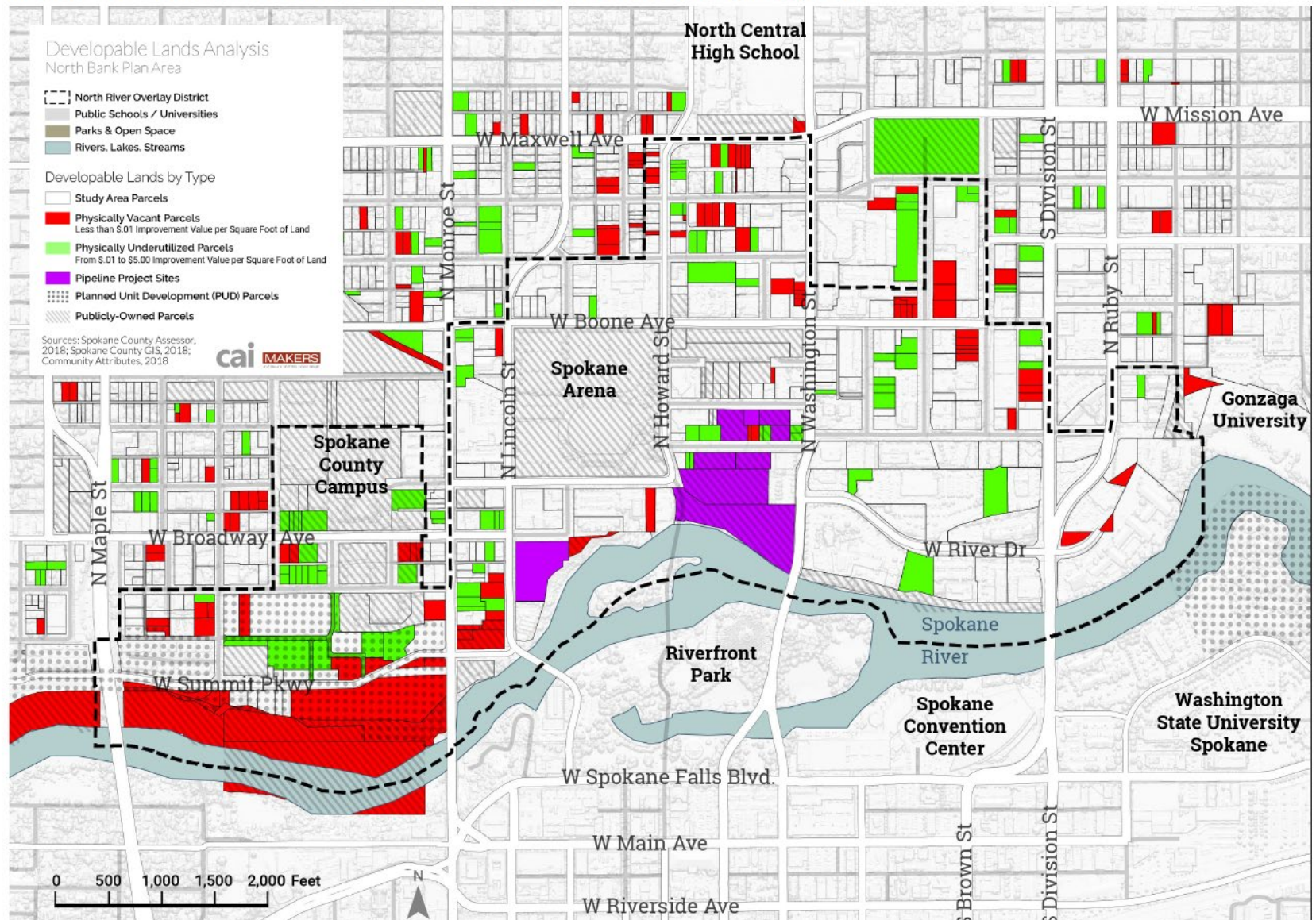
Figure 1. Current Zoning, North Bank Plan Area





Draft Market Analysis – Vacant/ Underdeveloped Land

Figure 14. Vacant and Underutilized Land, North Bank Area (Map), 2018



Policy Framework/ Action Plan – Housing Strategies



Policy Framework/ Action Plan

Policy 2: Encourage the production of a range of housing types in the North Bank.

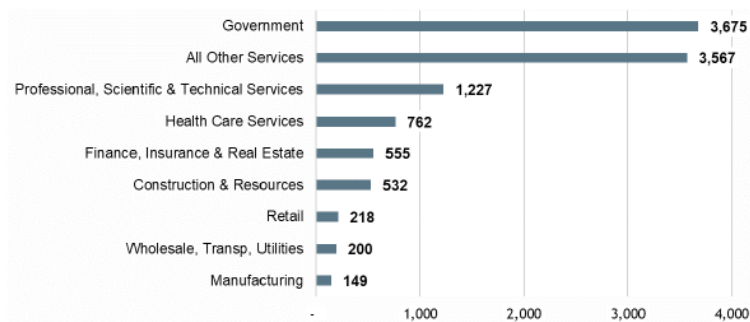
Communicate the residential vision to developers and property owners and develop a plan to link these stakeholders with available resources and incentives related to housing development. *Some cities appoint a single point of contact for development in a given neighborhood. Centralizing resources and simplifying communication is critical to reducing barriers to entry for the development community.*

Review applicable incentives for housing development, such as Multifamily Tax Exemption (MFTE), and adjust the boundaries for eligible areas as necessary to ensure that the incentives are applicable throughout the NRO. Given the intent to spur housing development in the North Bank, consider whether adopted MFTE Target Areas in other parts of the City remain appropriate locations for encouraging multifamily development. *There is a limit to the demand for multifamily residential in any given city, and there are benefits to creating a critical mass of residential uses in a given neighborhood; if the North Bank is going to become an urban neighborhood with Downtown-like intensities, policy tools that encourage housing development should be tailored to prioritize projects in the North Bank area.*

Extend the boundary for the no-minimum-parking area to match the revised NRO boundary north of Boone Ave.

Market Analysis – Demographics

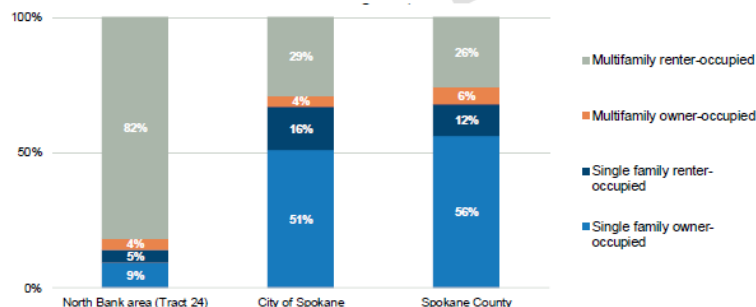
Figure 9. Employment by Sector, North Bank and Vicinity (Graph), 2018



Source: D&B Hoover's, Community Attributes Inc.

The majority (82%) of housing units in the North Bank area are multifamily units that are rented (Figure 10). Only 29% of housing units are multifamily rentals citywide. Of all housing units in the North Bank, 13% are owner-occupied, versus 55% citywide.

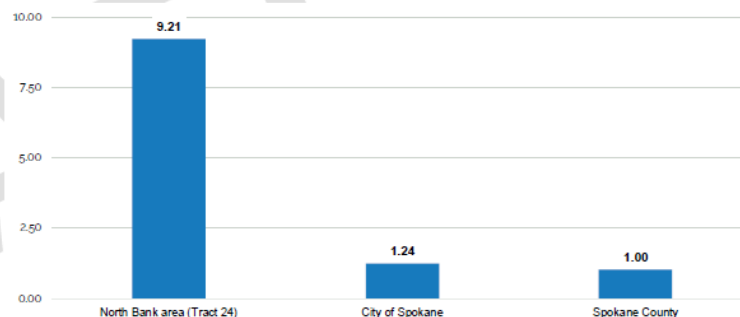
Figure 10. Housing Type and Tenure, Census Tract 24 (North Bank Area), City of Spokane and Spokane County, 2017



Source: U.S. Census Bureau American Community Survey, 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) (Figure 11). 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 within Spokane, relative to its importance as a residential area, with a jobs-to-housing-units ratio of 9.21.

Figure 11. Jobs to Housing Units Ratio, Census Tract 24 (North Bank Area), City of Spokane and Spokane County, 2017



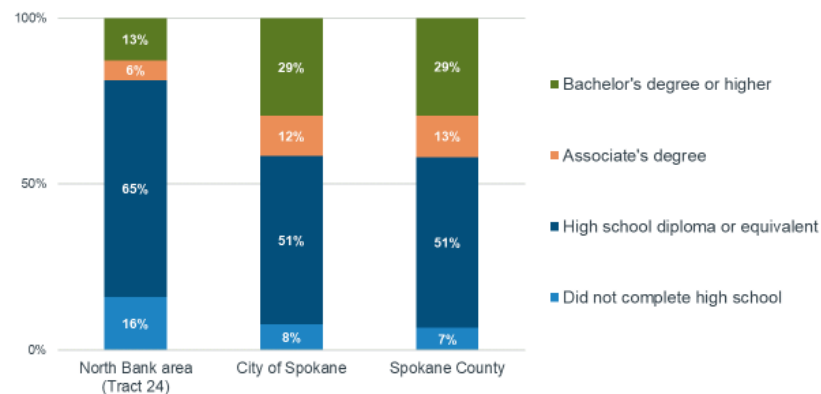
Source: Washington State Office of Financial Management; U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD); Community Attributes, Inc.

Market Analysis – Demographics

DEMOGRAPHIC AND ECONOMIC DATA

The North Bank area has historically attracted residents with lower levels of educational attainment than the City of Spokane and Spokane County (Figure 5). North Bank area residents have not completed high school (16%) at twice the rate of the population citywide (8%). Fewer than half (19%) of North Bank area residents have a college degree (Associate's or higher) compared to residents across the City (41%) and County (42%).

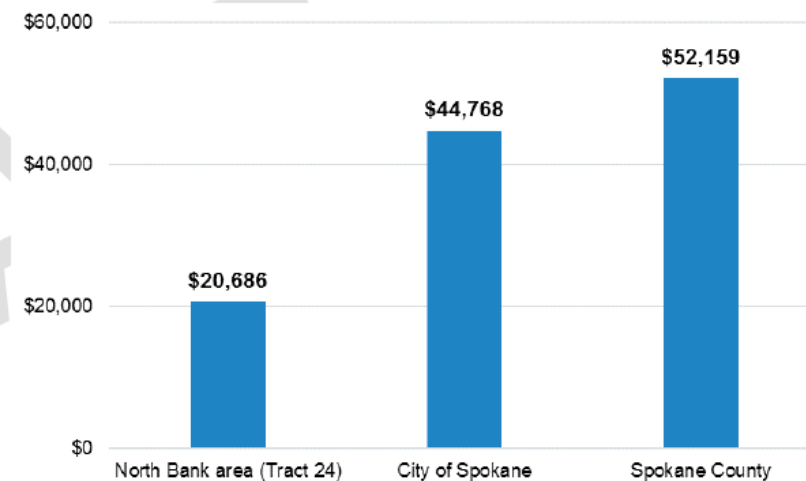
Figure 5. Educational Attainment, Census Tract 24 (North Bank Area), City of Spokane and Spokane County, 2017



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

Household incomes in the North Bank area lag (Figure 6). The median household income for North Bank area households (\$20,686) is less than half of the median household income in the City of Spokane (\$44,768) and Spokane County (\$52,159).

Figure 6. Median Household Income, Census Tract 24 (North Bank Area), City of Spokane and Spokane County, 2017



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

Policy Framework/ Action Plan – Housing Strategies

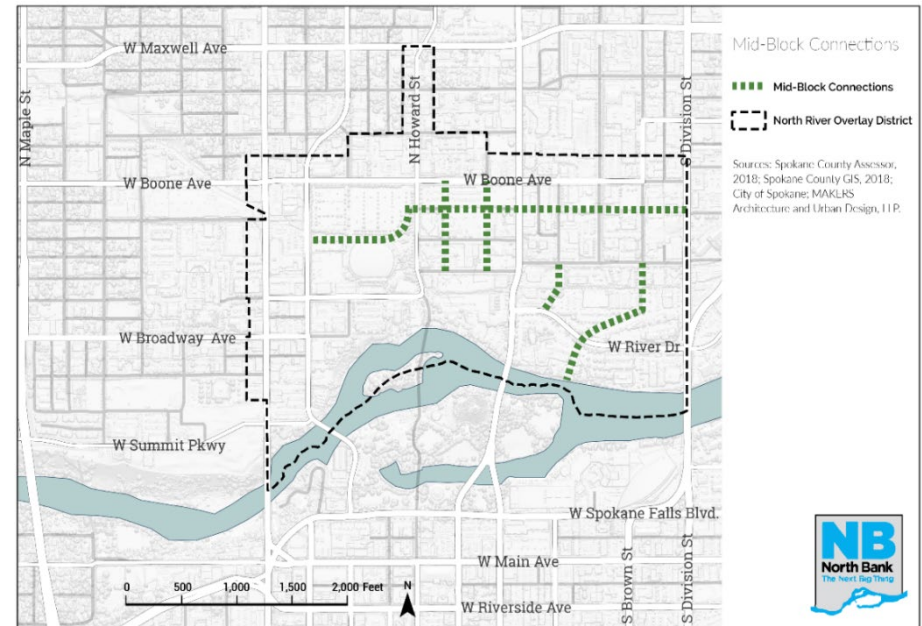


Draft Policy and Action – Circulation Standards Concepts

2. Mid-block Pedestrian Connections.

a. Purpose. Strategic mid-block connections are a key implementation component of the North Bank Subarea Plan intended to:

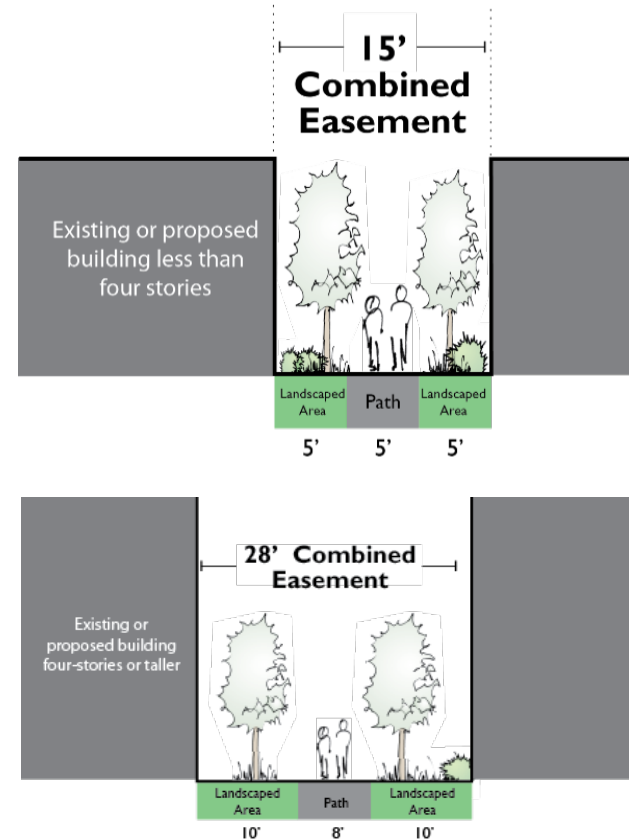
- i. Enhance the pedestrian connection between neighborhood uses and to the river.
- ii. Enhance pedestrian connectivity and circulation in areas with long block lengths.
- iii. Enhance the development character for neighborhood and residential uses.
- iv. Break up the massing of large structures and improve internal connectivity.



Overlay – Mid-Block Connections Recommendations

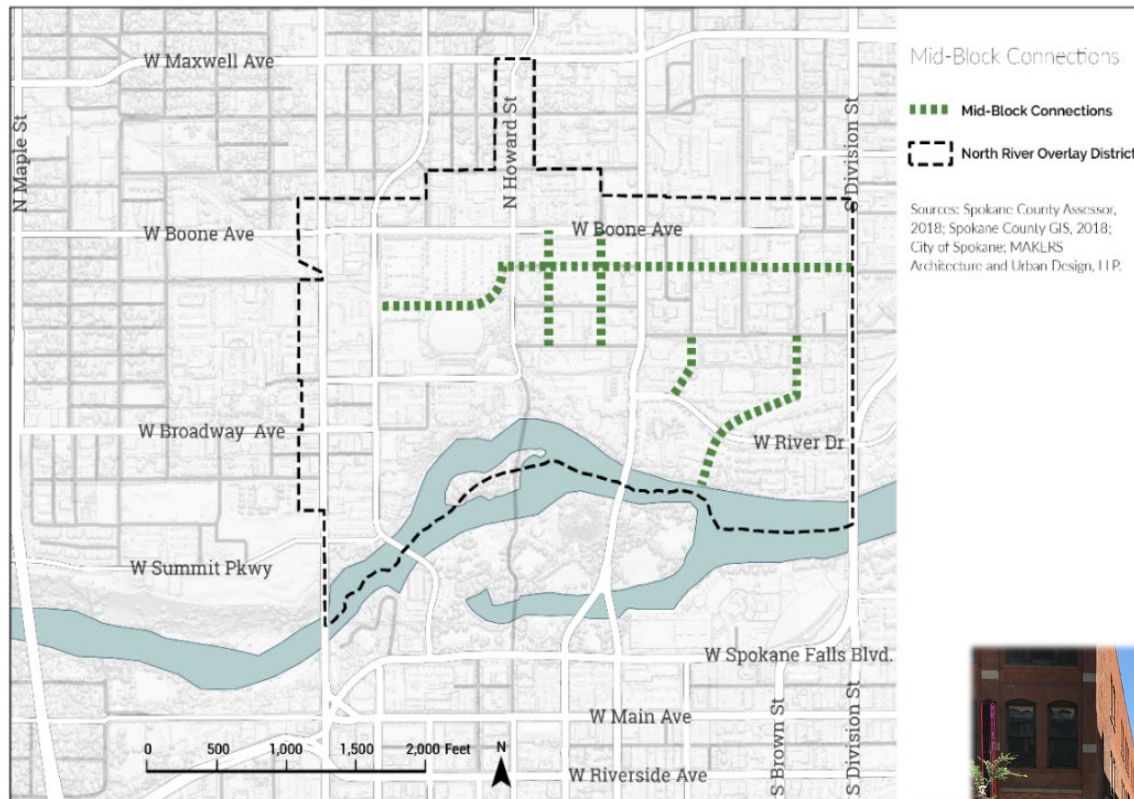
Table 17C.160.010- C Mid-block connection design standards

	Adjacent Buildings (Existing or Proposed)	
	Four-Stories or Taller	Less than Four Stories
Minimum Standard		
Public access easement width	28-feet	15-feet
Walking path width	8-feet	5-feet
Landscaping strips on each side of the	10-feet	5-feet
Required landscaping types	Type L3 plantings per SMC 17.C.200.030 to maximize views to and from the pathway to create a safe and welcoming route. Types L1 or L2 may be approved when necessary to screen blank walls, service elements or other unwanted views from the pathway. Breaks in the landscaping along the sides of the path are allowed to provide access to adjacent buildings and uses. Curbs and/or raised planter walls may be included in the required landscaping strips.	



Where a mid-block connection is located at the edge of a development site, the subject development must include the minimum pathway width plus the required landscaping strip on one side.

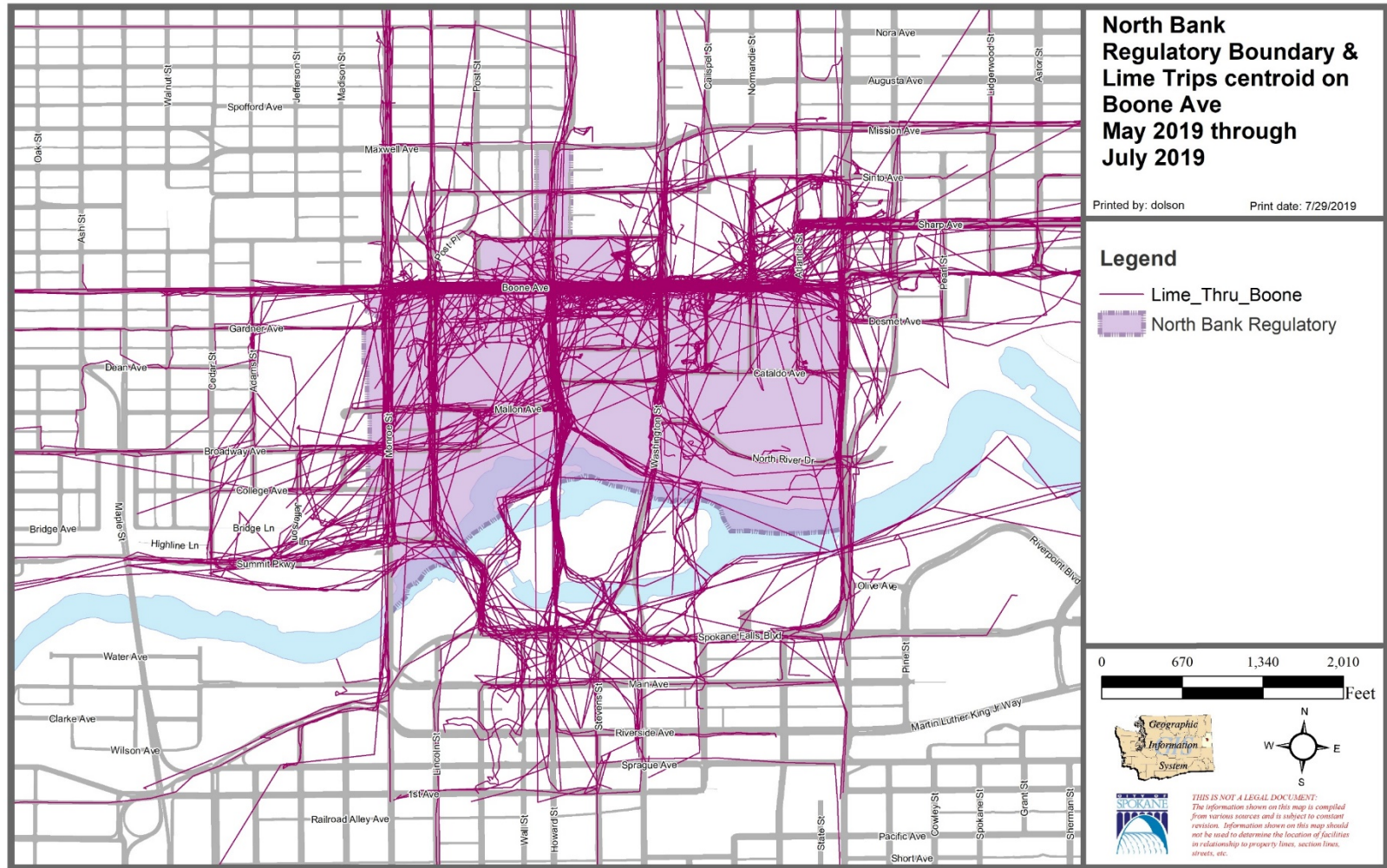
Draft Policy and Action – Circulation Standards Concepts



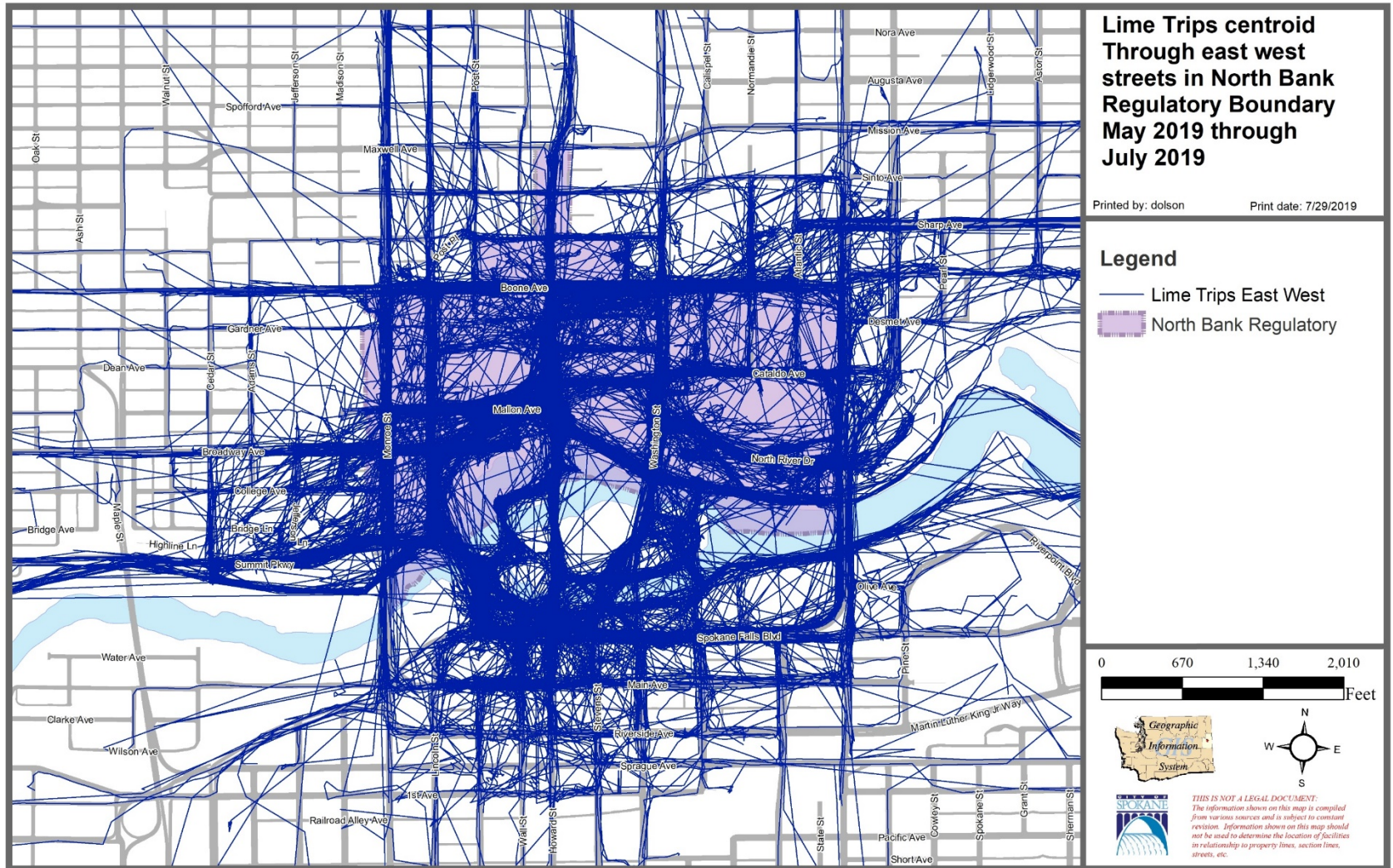
Mizuna/Steelhead Passage on Bennett Block



Lime Usage – Circulation



Lime Usage – All North Bank



Policy Framework/ Action Plan - Strategies

Looking east of Washington – Normandie, Calispel, Atlantic

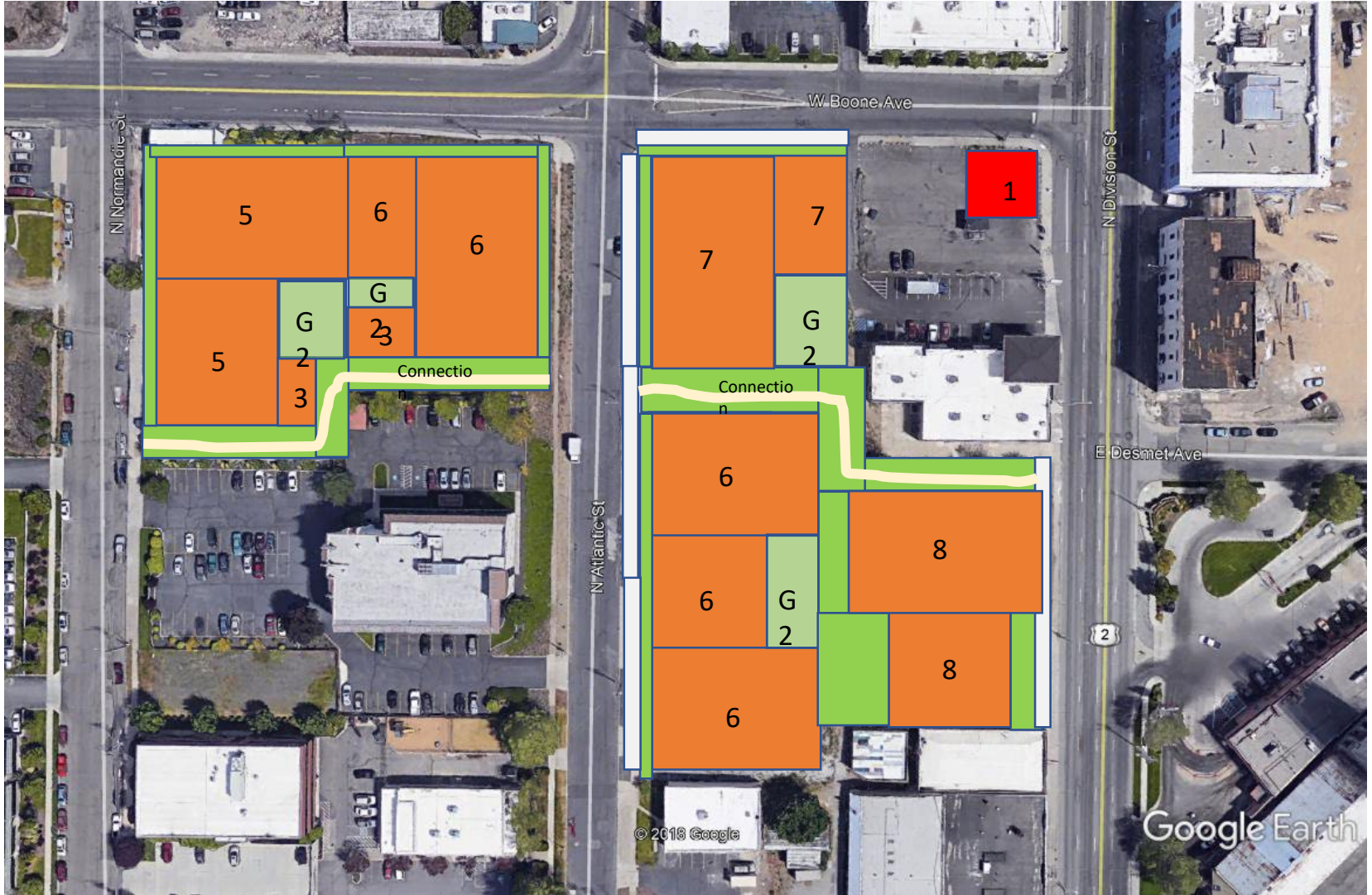


Policy Framework/ Action Plan - Strategies



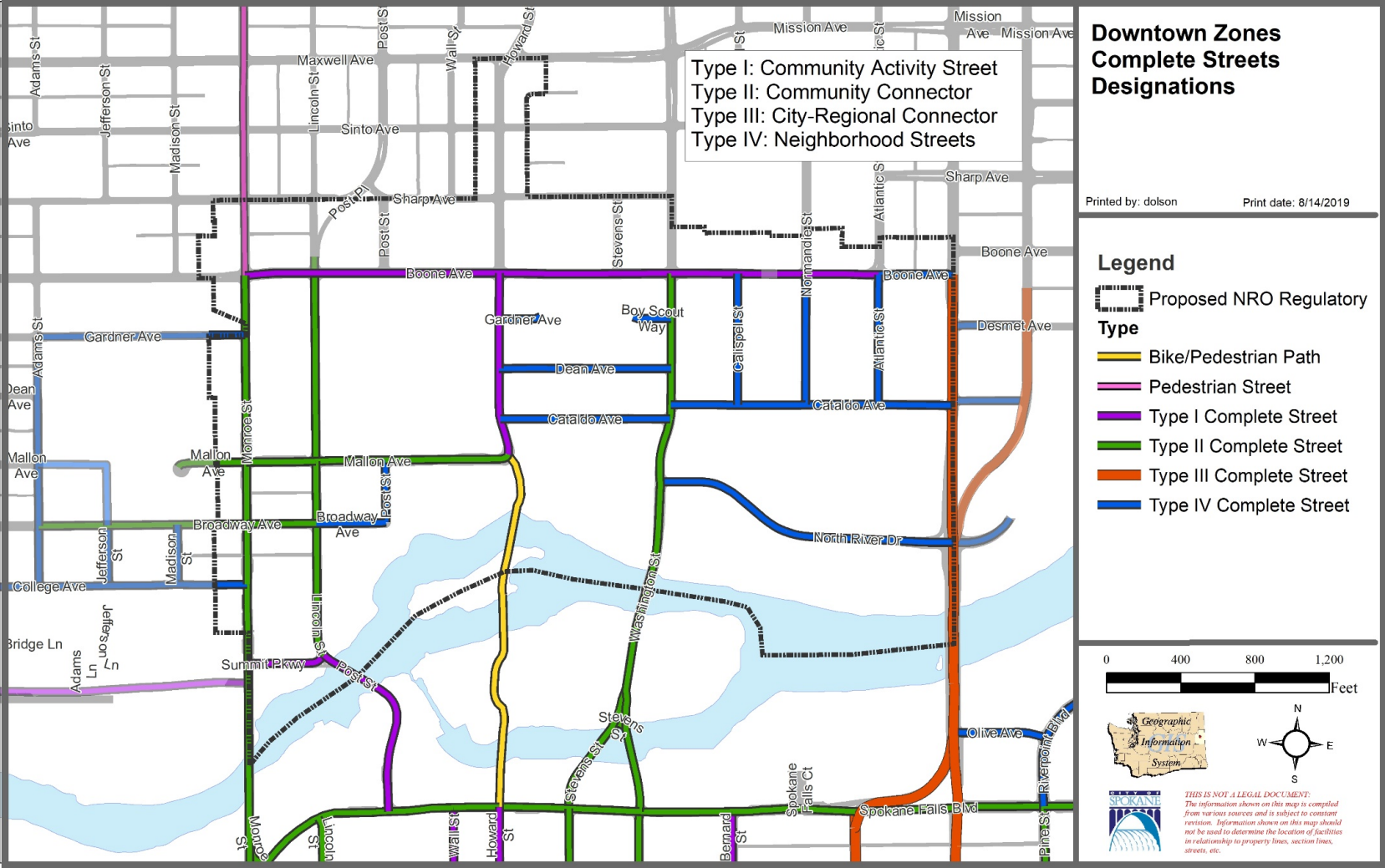
Spokane North Bank – East Blocks

Rough massing model concepts – for internal review only – 7-19-19 MAKERS



Draft Policy Framework and Action Plan – Design Standards-Guidelines

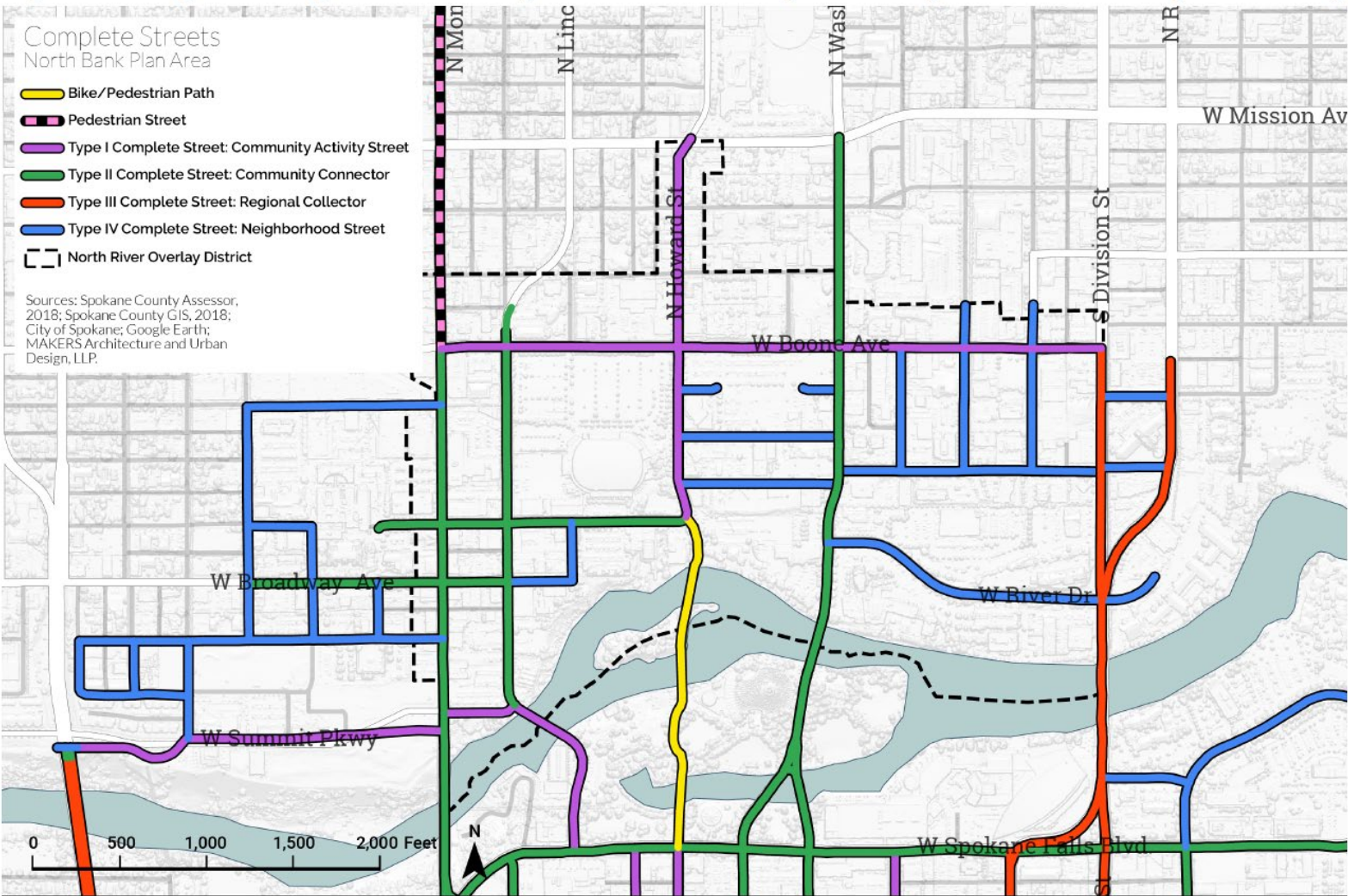
Current Complete Streets map



Draft Policy Framework and Action Plan

Extend Complete Streets

Figure 31. Proposed Complete Street Designations with Existing Standards, North River Overlay and Vicinity



Additional Regulatory Concepts – DT Plan Strategies

Review Complete Streets hierarchy and design standards in Downtown Planning work. Currently, Complete Streets Design Standards apply in Downtown zones.

Type V – Develop Active Storefront Complete Street Standards

Type VI – Develop Priority Pedestrian Complete Street Standards.

Example: Developments along Type VI-designated streets may choose from the storefront use/design option or the stoop/landscaped frontage design option for building frontages.

*Examples of
stoops/landscaped frontages.*



- Draft Preferred Scenario
- Boundary – Overlay and Planning Area
- Policy Framework/Action Plan - Policy
- Standards Concepts and Recommendations

Next Steps

Now –

- **August 12 Release Preliminary Draft N Bank Subarea Plan - online**
- **August 14 Plan Commission Workshop**
 - **August 14 Emerson-Garfield NC**
 - August 16 Technical Team Review
 - August 19 Stakeholder Team Review
 - Compile comments for Consultant Team integration
- August 28 Logan NC

Thank you!



SPOKANE NORTH BANK SUBAREA PLAN

for the City of Spokane, Washington

August 2019 PRELIMINARY DRAFT

<https://my.spokanecity.org/projects/north-bank-plan/>

