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
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

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

Figure 26. Walkable Urban Neighborhood Conceptual Diagram

* Activity Node
* Landmark
* Gathering Place
* Active Street Frontages
* Corridor
* Residential Expansion
* Improved Pedestrian Circulation
* Spokane River
* North River Overlay District

Sources: Spokane County Assessor, 2018; Spokane County GIS, 2018; City of Spokane: MAKERS Architecture and Urban Design, LLP.
Concept C: Authentic Place on the Spokane River
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.
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.**
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
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
Figure 1. Current Zoning, North Bank Plan Area

North Bank Current Zoning

Figure 1. Current Zoning, North Bank Plan Area

North Bank Current Zoning

Figure 1. Current Zoning, North Bank Plan Area

Zoning

North Bank Plan Area

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

Sources: 2018; Spokane County GIS, 2018; Community Attributes, 2018
Proposed Boundary, Zoning, and Standards Implementation
Figure 14. Vacant and Underutilized Land, North Bank Area (Map), 2018
Policy Framework/ Action Plan – Housing Strategies
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

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

Government: 3,575
All Other Services: 1,227
Professional, Scientific & Technical Services: 762
Health Care Services: 555
Finance, Insurance & Real Estate: 532
Construction & Resources: 218
Retail: 200
Wholesale, Transp. Utilities: 149

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.

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

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%).

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

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

<table>
<thead>
<tr>
<th>Adjacent Buildings (Existing or Proposed)</th>
<th>Minimum Standard</th>
<th>Public access easement width</th>
<th>Walking path width</th>
<th>Landscaping strips on each side of the</th>
<th>Required landscaping types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Four-Stories or Taller</td>
<td>28-feet</td>
<td>8-feet</td>
<td>10-feet</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>Less than Four Stories</td>
<td>15-feet</td>
<td>5-feet</td>
<td>5-feet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

North Bank Regulatory Boundary & Lime Trips centroid on Boone Ave
May 2019 through July 2019

Legend
- Lime_Thru_Boone
- North Bank Regulatory

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Print date: 7/29/2019

This is not a legal document. The information shown on this map is compiled from various sources and is subject to change. Information shown on this map should not be used to determine the location of facilities or infrastructure in property lines, easements, or other.
Lime Usage – All North Bank

Legend
- Lime Trips East West
- North Bank Regulatory

Lime Trips centroid
Through east west streets in North Bank Regulatory Boundary
May 2019 through July 2019

Printed by: dolson
Print date: 7/28/2019
Policy Framework/ Action Plan - Strategies

Looking east of Washington – Normandie, Calispel, Atlantic
Current Complete Streets map
Extend Complete Streets

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

Complete Streets
North Bank Plan 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, 2016; Spokane County GIS, 2016; City of Spokane, Google Earth; MAKERS Architecture and Urban Design, LLP.
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/