

## 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.

# Stakeholder Team Meeting #3

## August 19, 2019

Melissa Wittstruck  
Danielle Olson  
Neighborhood and Planning Services

## Draft Vision Statement

## Discuss Alternatives

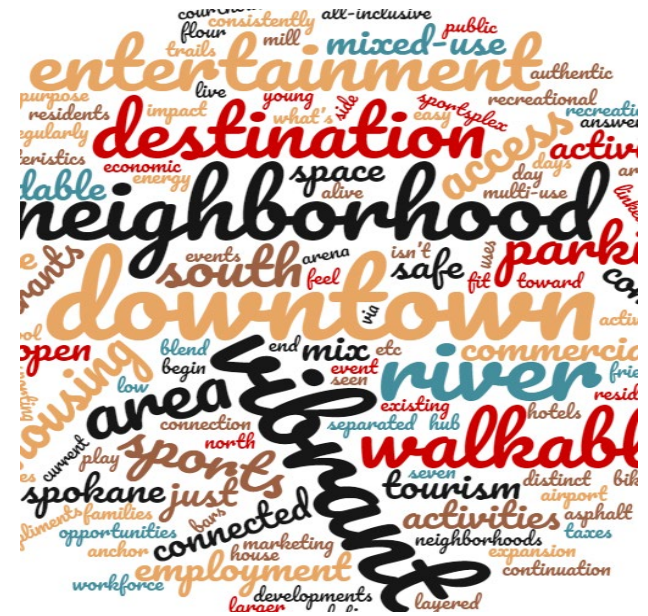
- Overlay, Zoning, and Development Standards
- Policy Framework/Action Plan

## Review of Key Focus Areas



# North Bank Vision Statement

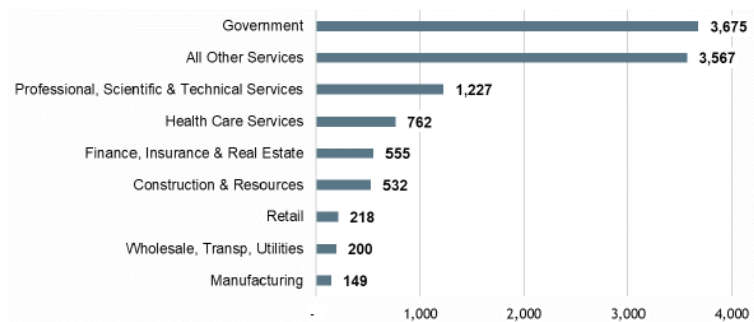
The North Bank is a vibrant, walkable and truly authentic urban neighborhood with a wide range of housing, complemented by shopping, dining, entertainment and recreation on the Spokane River, and intuitive connections to Downtown and surrounding neighborhoods.





# Market Analysis – Demographics

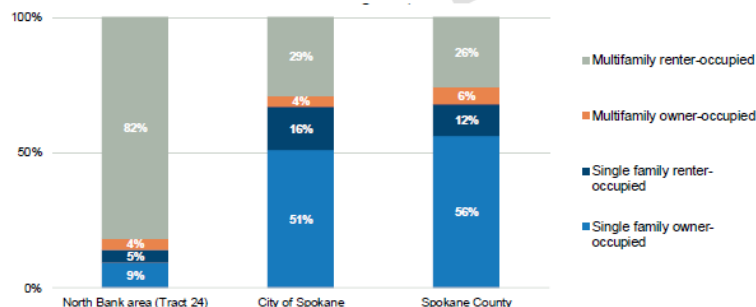
**Figure 9. Employment by Sector, North Bank and Vicinity (Graph), 2018**



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.

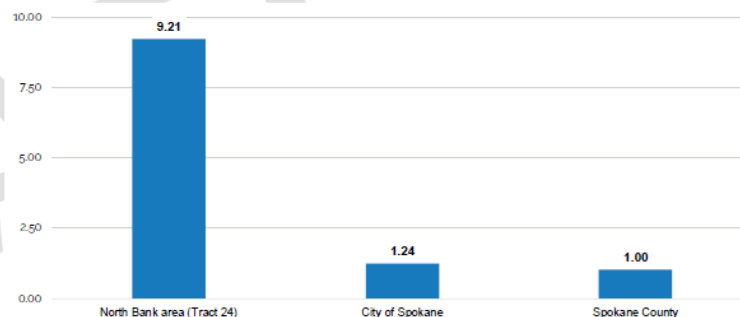
**Figure 10. Housing Type and Tenure, Census Tract 24 (North Bank Area), City of Spokane and Spokane County, 2017**



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.

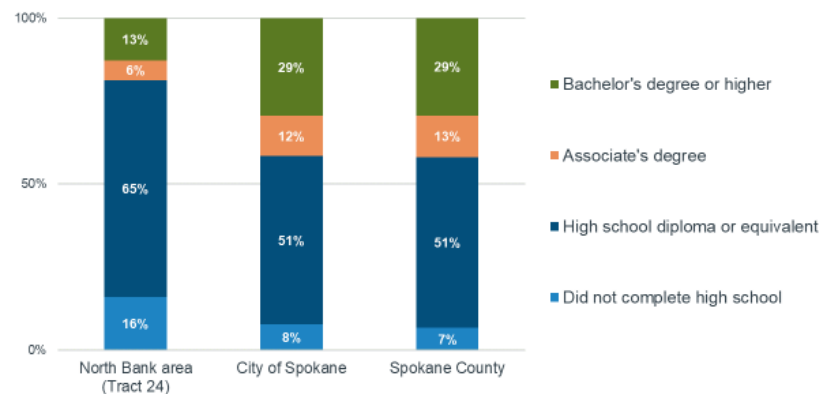


# Market Analysis – Demographics

## 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%).

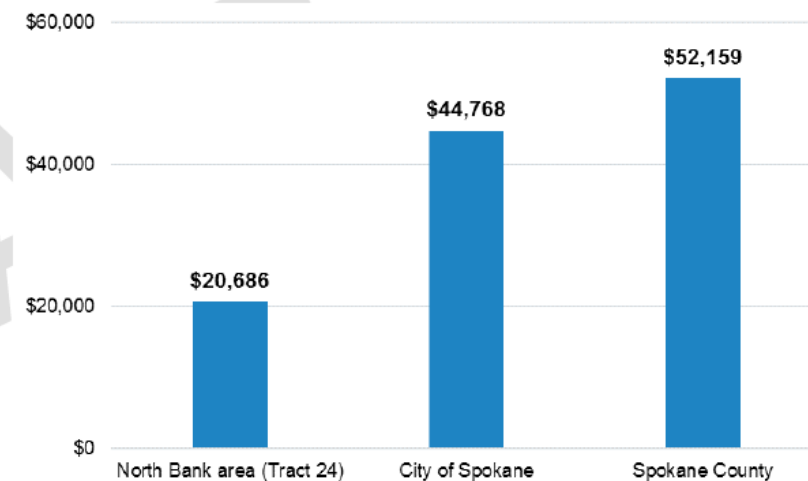
**Figure 5. Educational Attainment, Census Tract 24 (North Bank Area), City of Spokane and Spokane County, 2017**



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.

## Survey

## Assets

### Centennial Trail



## New Assets

### River Access




A black silhouette of a tree and a park bench on a pink background. The tree is on the left, and the bench is on the right. The background is a solid light pink color.



## Issues Include

### Connectivity



A diagram showing a person standing on a horizontal surface. A vertical pole with two light sources at the top is positioned to the right of the person. A large black cone of shadow extends from the person towards the left, representing the area where the person is not illuminated by the light source.



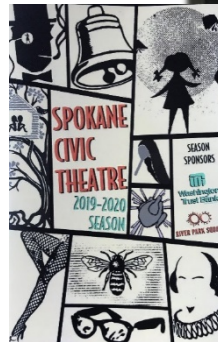
# North Bank



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



Boone Avenue at Normandie, looking north



Civic Theatre



# North Bank Views



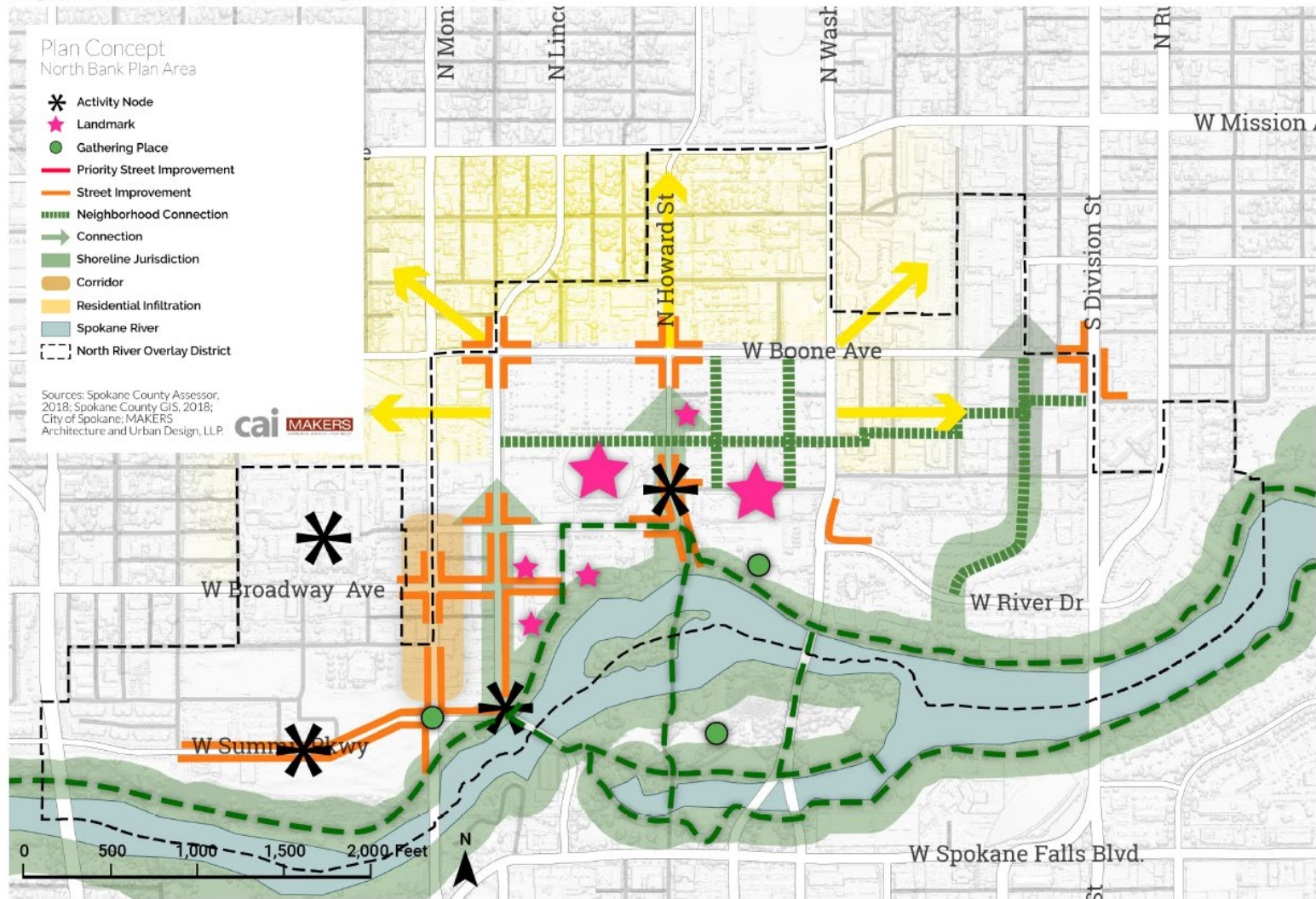
Howard Street, north and south



Downtown, from Boy Scout Way

# 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.*



# Key Focus Areas

## **Policy**

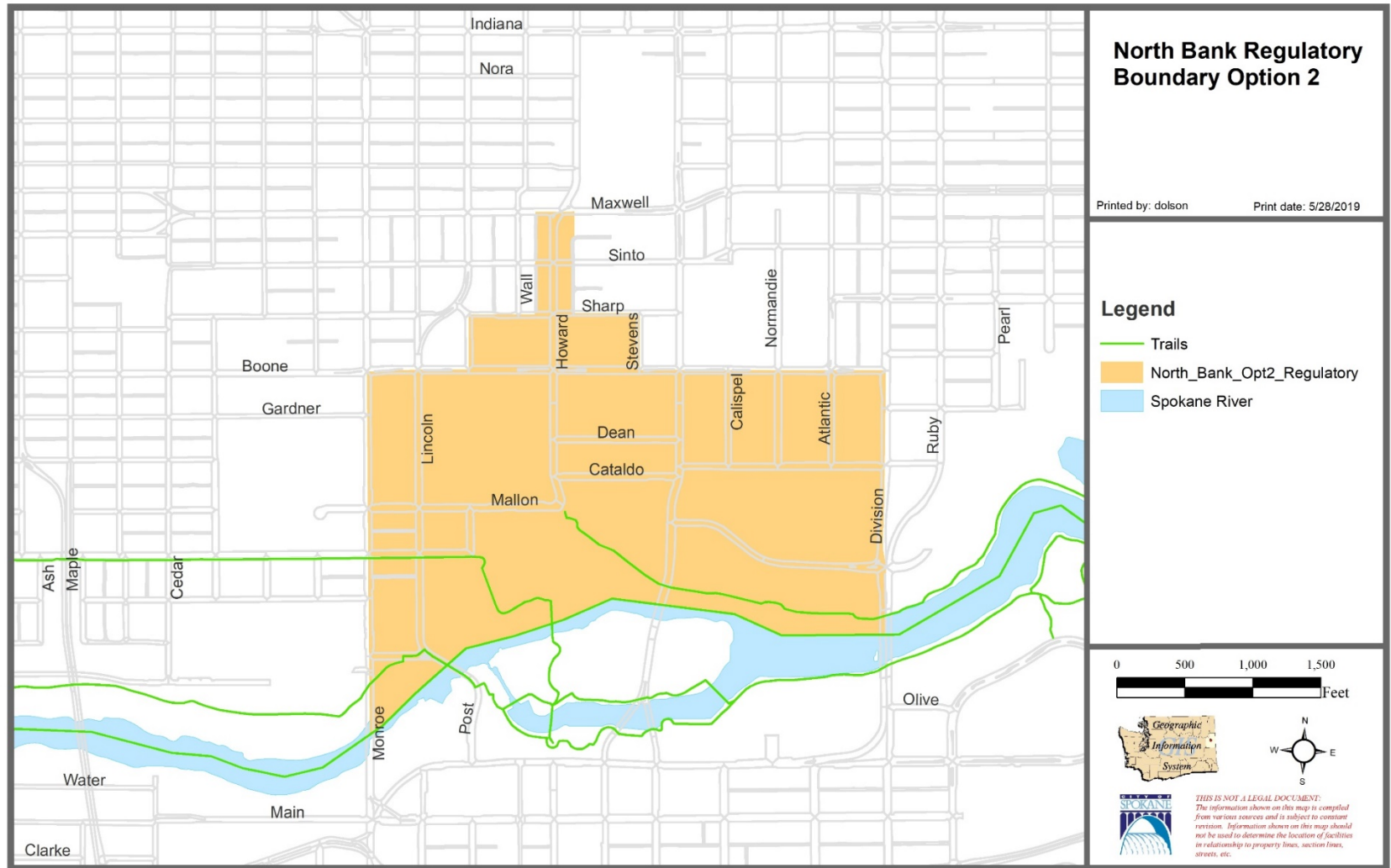
- Encourage the production of a range of housing choices.
- Ensure the North Bank of Downtown continues to support event venues and their patrons by providing needed amenities.
- Improve east-west and north-south connectivity and multimodal circulation to a variety of destinations including Downtown 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

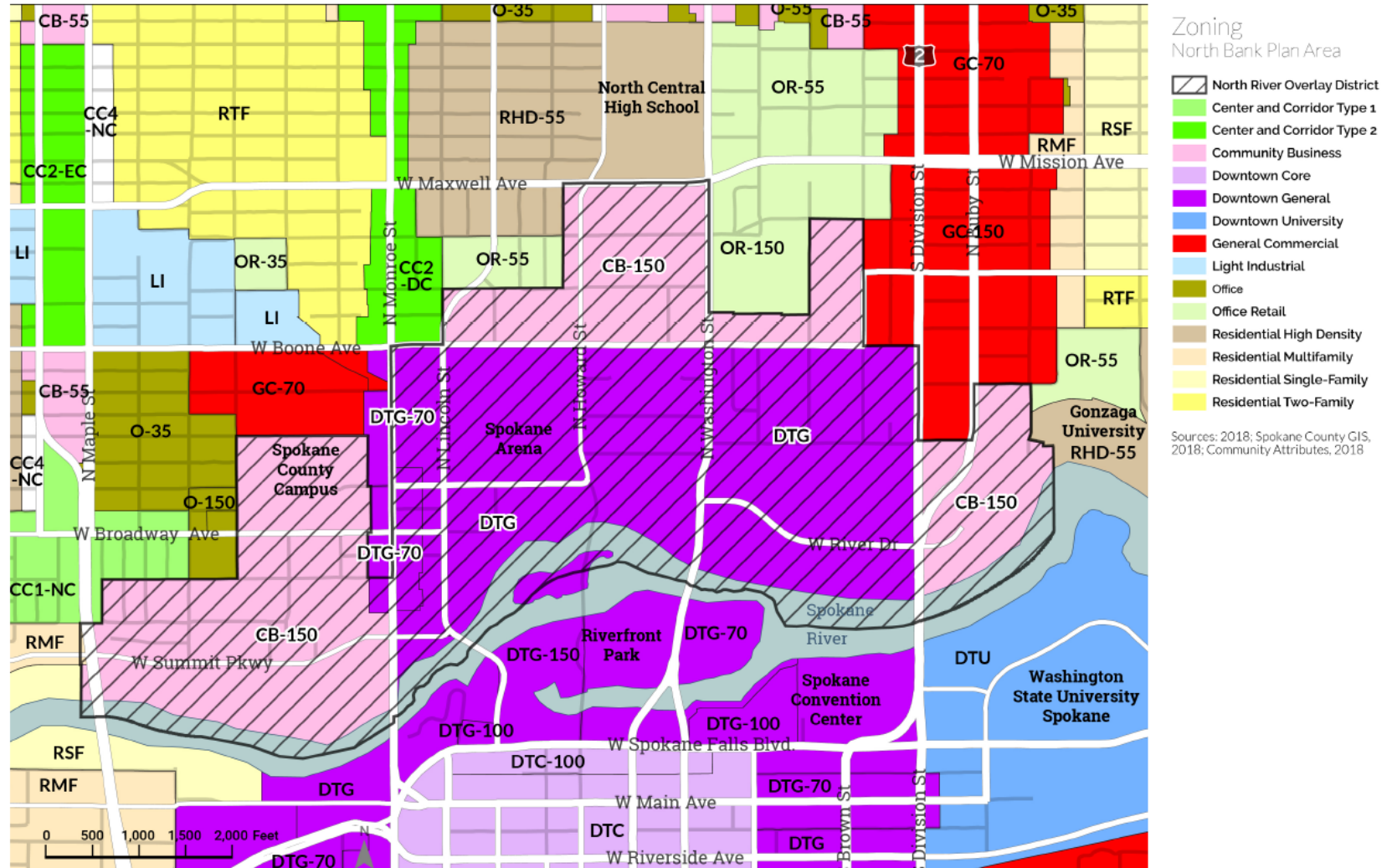


# Boundary Alternatives – Recommended



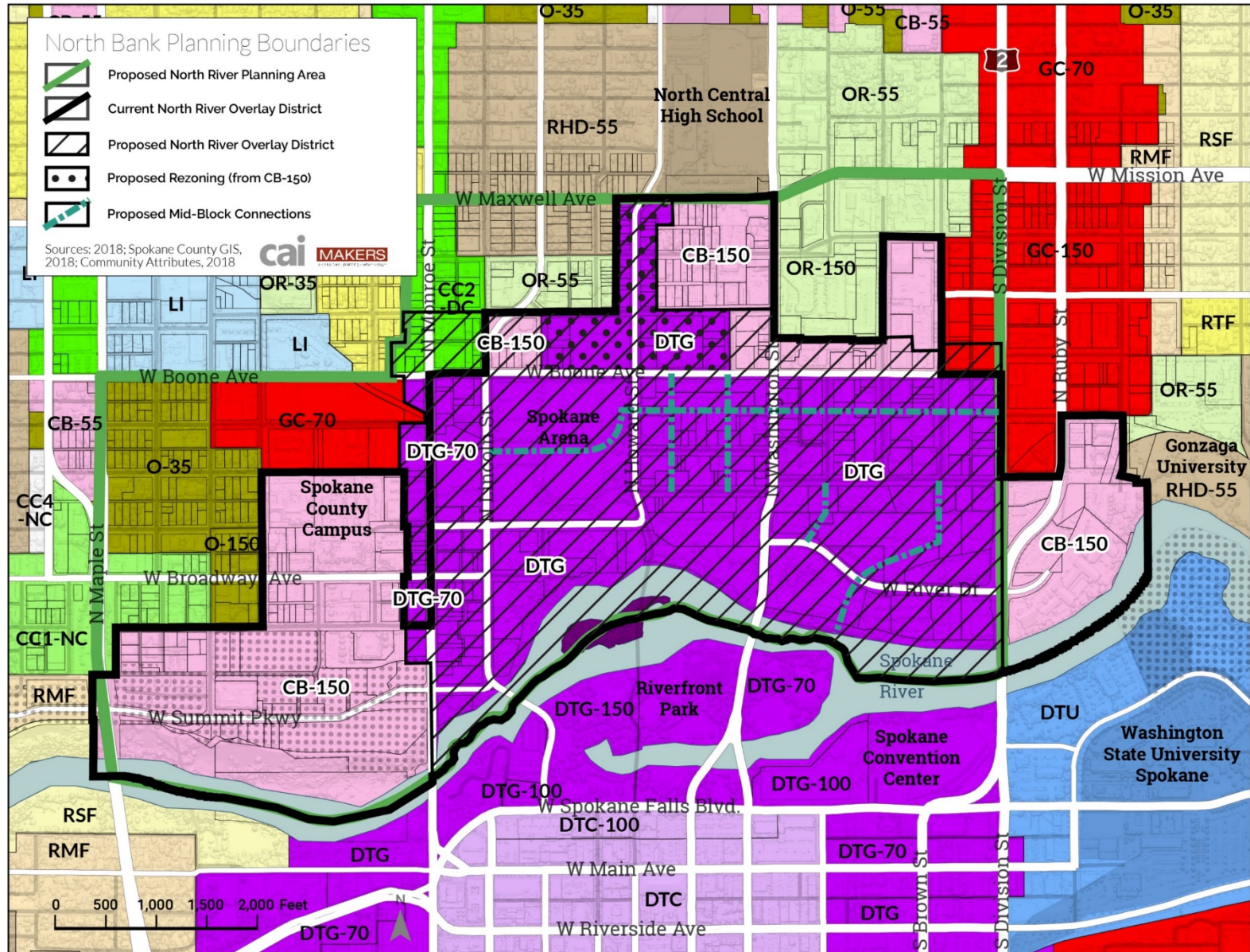
# North Bank Current Zoning

Figure 1. Current Zoning, North Bank Plan Area





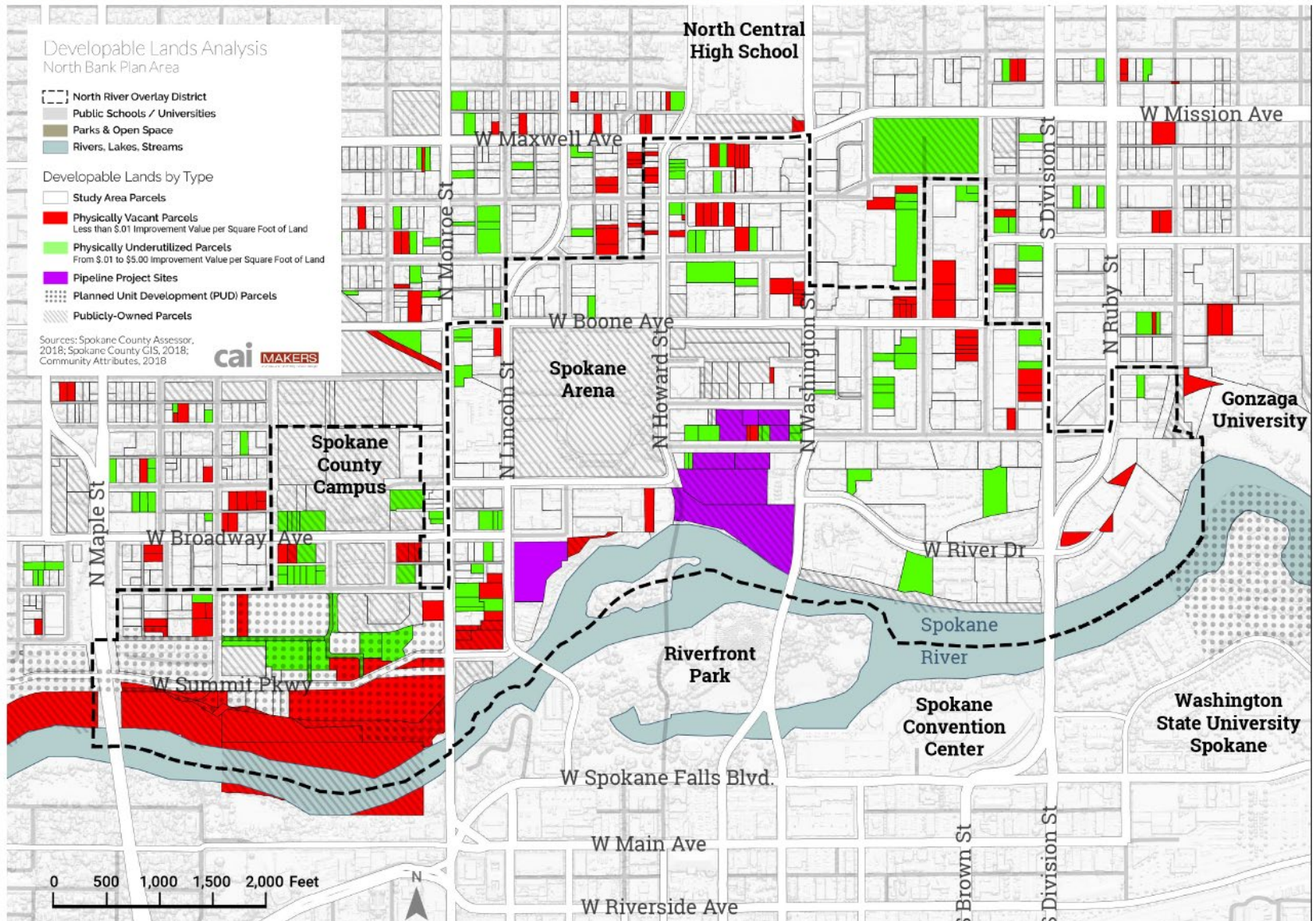
# Proposed Boundary, Zoning, and Standards Implementation





# Draft Market Analysis – Vacant/ Underdeveloped Land

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





# Policy Framework/ Action Plan – Housing Strategies



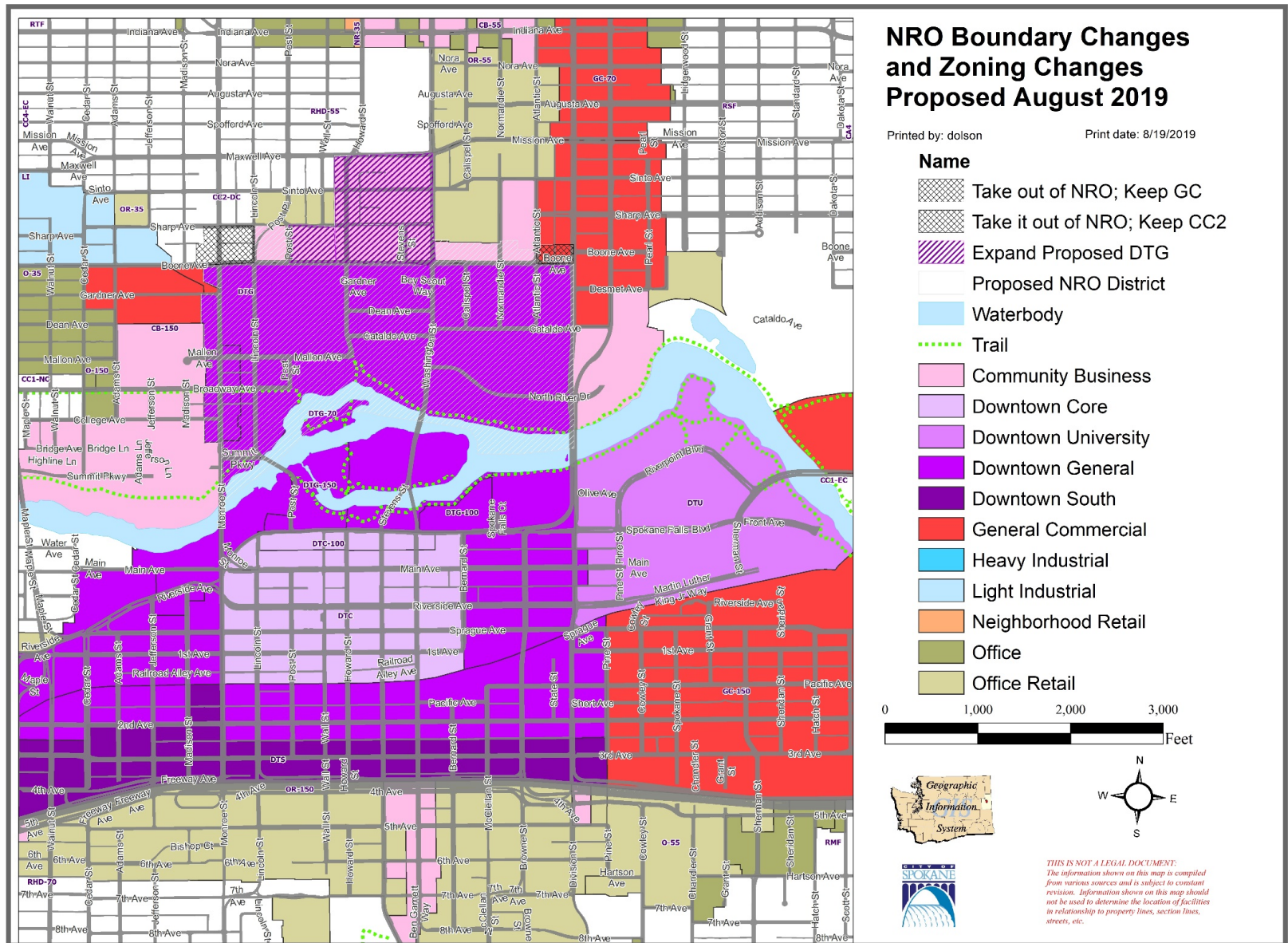


# Policy Framework/ Action Plan – Housing Strategies

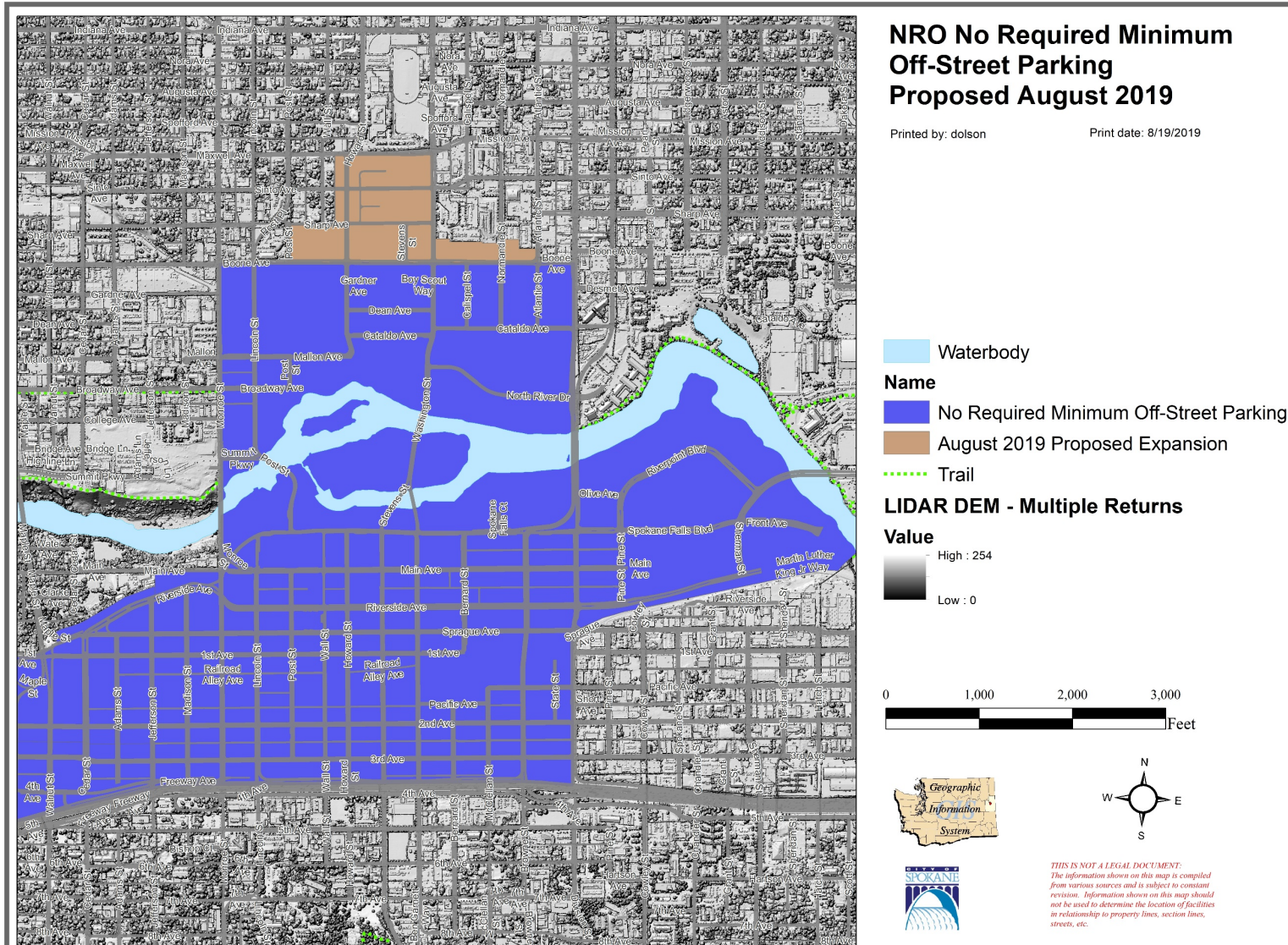




# Proposed Overlay, Zoning, and Standards



# Proposed Overlay, Zoning, and Standards





# Comparison DTG and CB-150

**Figure 33. Permitted Use Summary Chart.**

P – Permitted; N – Not Permitted; L – Allowed, but special limitations; CU – Conditional use review required

USE	DTG	CB	NOTES
<b>Residential</b>			
Residential House-hold Living	P	P	Uses include single-family residences, duplexes, apartments, condominiums, retirement center apartments, manufactured housing and other structures with self-contained dwelling units.
<b>Commercial</b>			
Commercial Parking	L	L	
Drive-Through Facility	L	P	
Major Event Entertainment	P	P	
Office	P	P	
Quick Vehicle Servicing	L	L	
Retail Sales and Service	P	P	
Vehicle Repair	L	P	
<b>Industrial</b>			
High Impact Uses	N	N	
Industrial Service	N	L/CU	
Manufacturing and Production	L	L/CU	
Warehouse and Freight Movement	L	L/CU	
Wholesale Sales	L	L/CU	

## Built Form

**Height.** All but the relatively small DTG-70-zoned Monroe Street corridor allow 12-story tall buildings or taller. The DTG zone features a maximum height of 12-stories, but includes bonus incentive provisions that can allow much taller buildings. The bonus incentives are structured into items that allow for two, four, and eight-story bonus increases (which can be combined to further increase the number of stories). The two-story bonus items include land use and design amenities (e.g., ground floor uses that spill onto streets, weather-protection features, alley-enhancements, and water features). The four-story bonus items include a combination of site and building design amenities and work-force housing. The eight-story bonus focuses on two items: (1) Work-force housing (greater than 50% of units) and (2) bicycle commuter shower facilities. There is no height minimum in either district. Ultimately, these height provisions allow for a level of development that greatly exceeds current conditions – and thus also allow for urban form that has the potential to dramatically change the views and character from the planning area and of the planning area.

**Floor area ratio (FAR) limits.** Existing FAR limits are another notable regulation that shapes the massing and intensity of development in the planning area. The maximum FAR's in the DTG and CB-150 zones are 6.0 and 1.5, respectively. However, the FAR calculations exclude residential development and floor area devoted to parking (thus, primarily apply to office development).

**Minimum setbacks.** There are generally no notable setback requirements for the portion of the DTG zone within the North Bank Planning area except for those setbacks necessary to provide a minimum 12-foot wide sidewalk along streets. Within the CB zone, buildings generally must be no closer than twelve feet from the back of the curb. There are no side or rear setback requirements for either zone (within the North Bank Planning area).

**Maximum site coverage and building width.** The North River Overlay District (which applies to the entire current North Bank Planning area) includes special site coverage and building width standards for



# Policy Framework/ Action Plan - Strategies

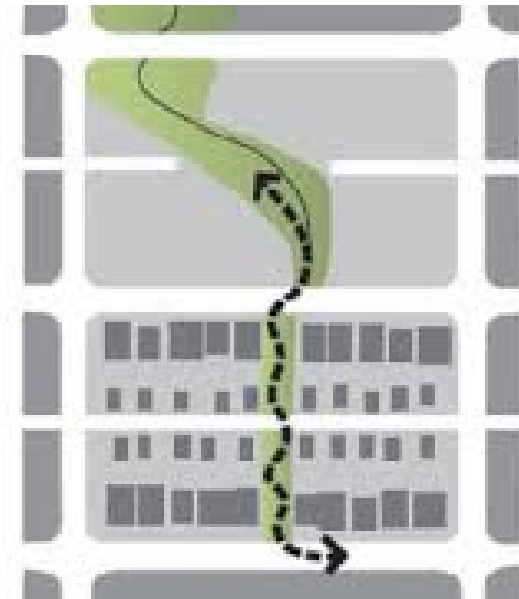
## Through-Block Pathways (aka mid-block connections)

### mid-block connections

Linkages between two streets with the purpose of breaking up large blocks. The new connection provides an alternative way to the footpath/ street grid and can be either a road or a pathway. It improves connectivity and accessibility through a precinct by adding to the choice of routes. They should ideally be designed to have uses other than as mid-block pedestrian links e.g. laneway or library/gallery.

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<https://urbandesigncollective.files.wordpress.com/2014/06/urban-design-visual-dictionary122.png>



Designyourtown.org

### *Better Town Toolkit*

To avoid large blocks, provide mid-block pathways between parcels or through buildings in order to increase access to the neighborhood and to provide an alternative to walking on the street. Lighting and visibility should maximize pedestrian safety and comfort. In order to ensure safety, crosswalks and/or signage should indicate crossings at mid-block. Any public path of the mid-block type should have a minimum width of 18 feet.

# Policy Framework/ Action Plan - Strategies





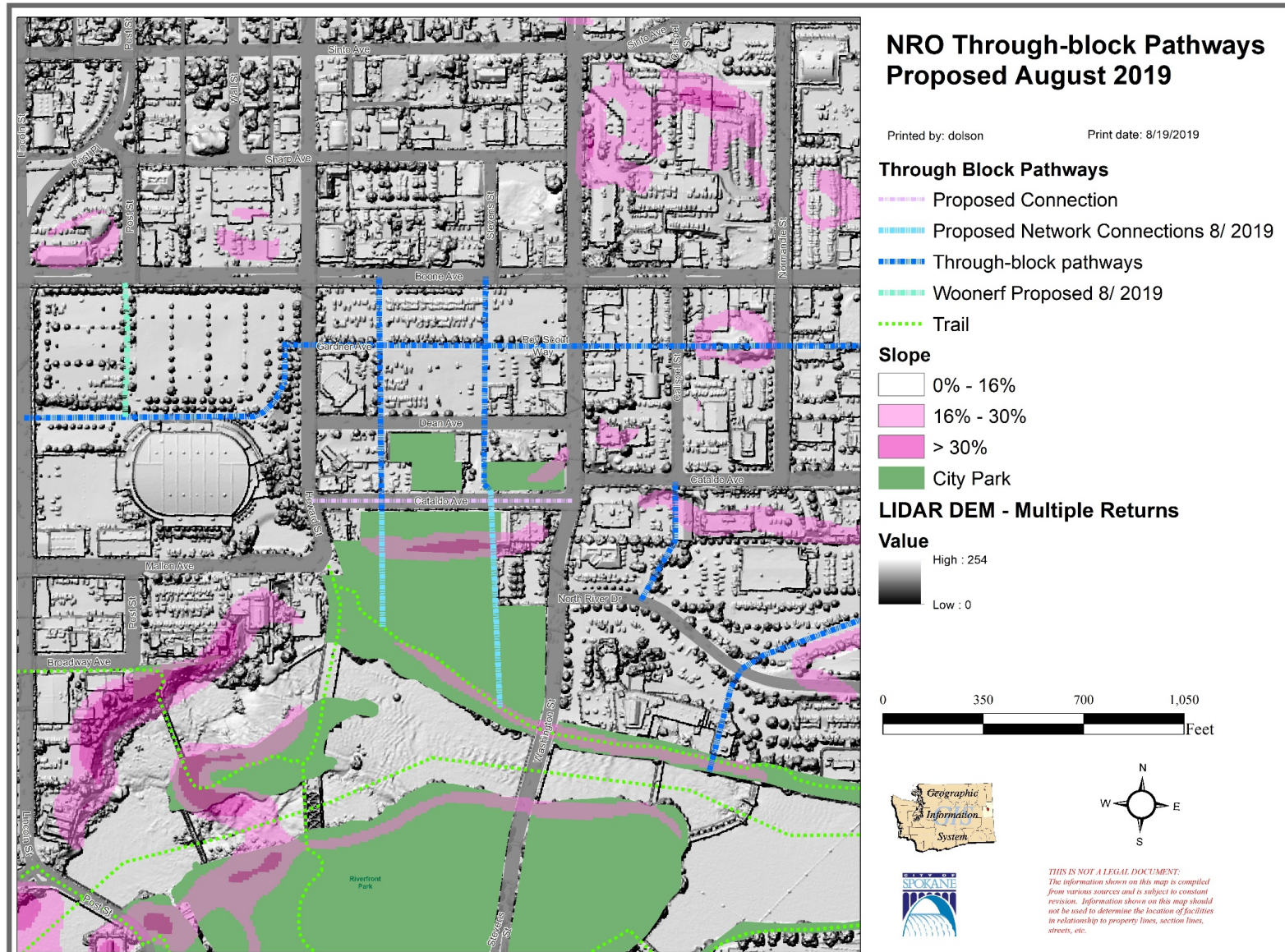
# Policy Framework/ Action Plan - Strategies

Looking east of Washington – Normandie, Calispel, Atlantic





# Through Block Pathways

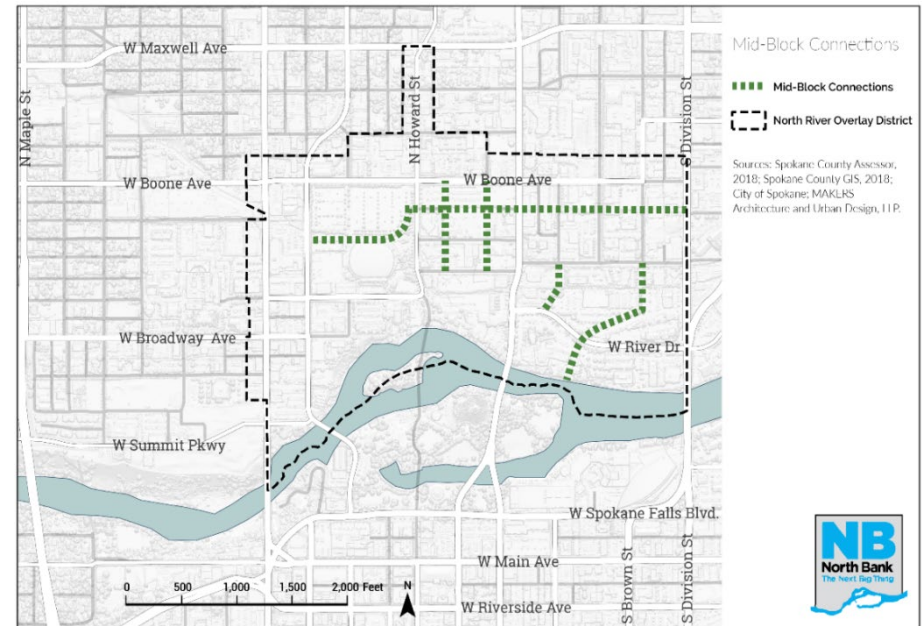


# Draft Policy and Action – Circulation Standards Concepts

## 2. Mid-block Pedestrian Connections.

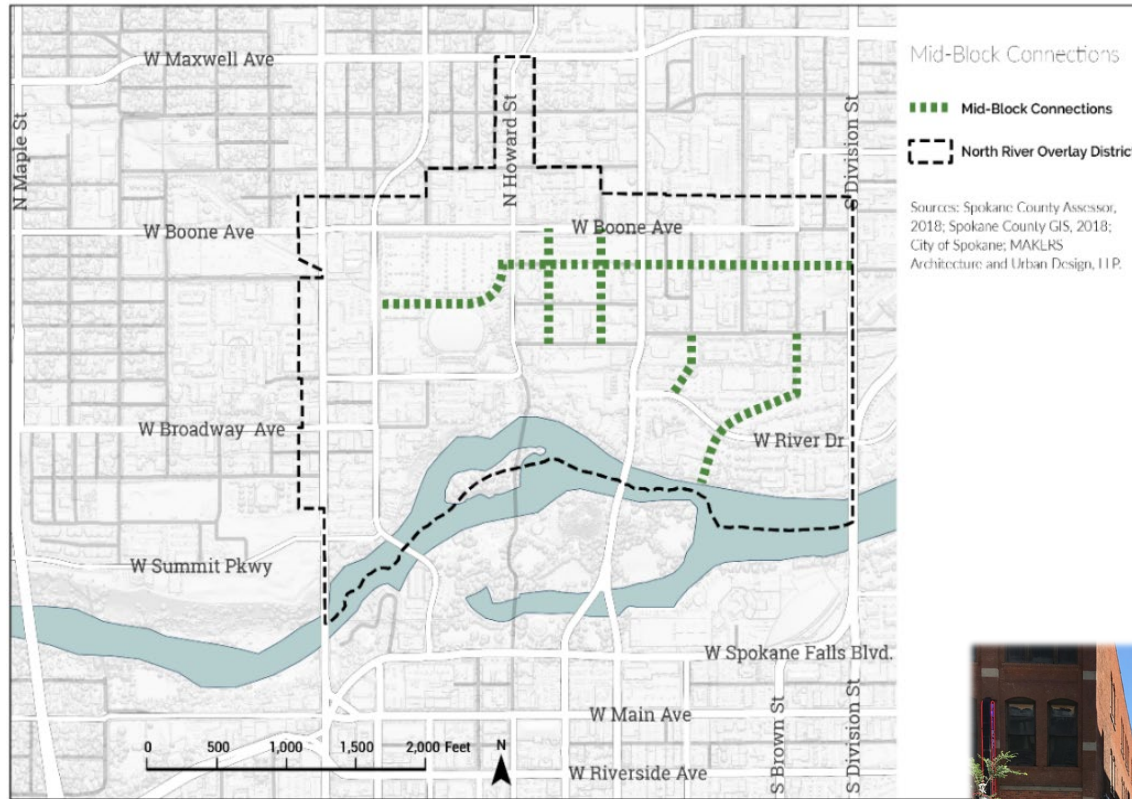
a. Purpose. Strategic mid-block connections are a key implementation component of the North Bank Subarea Plan intended to:

- 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.





# Draft Policy and Action – Circulation Standards Concepts



Mizuna/Steelhead Passage on Bennett Block

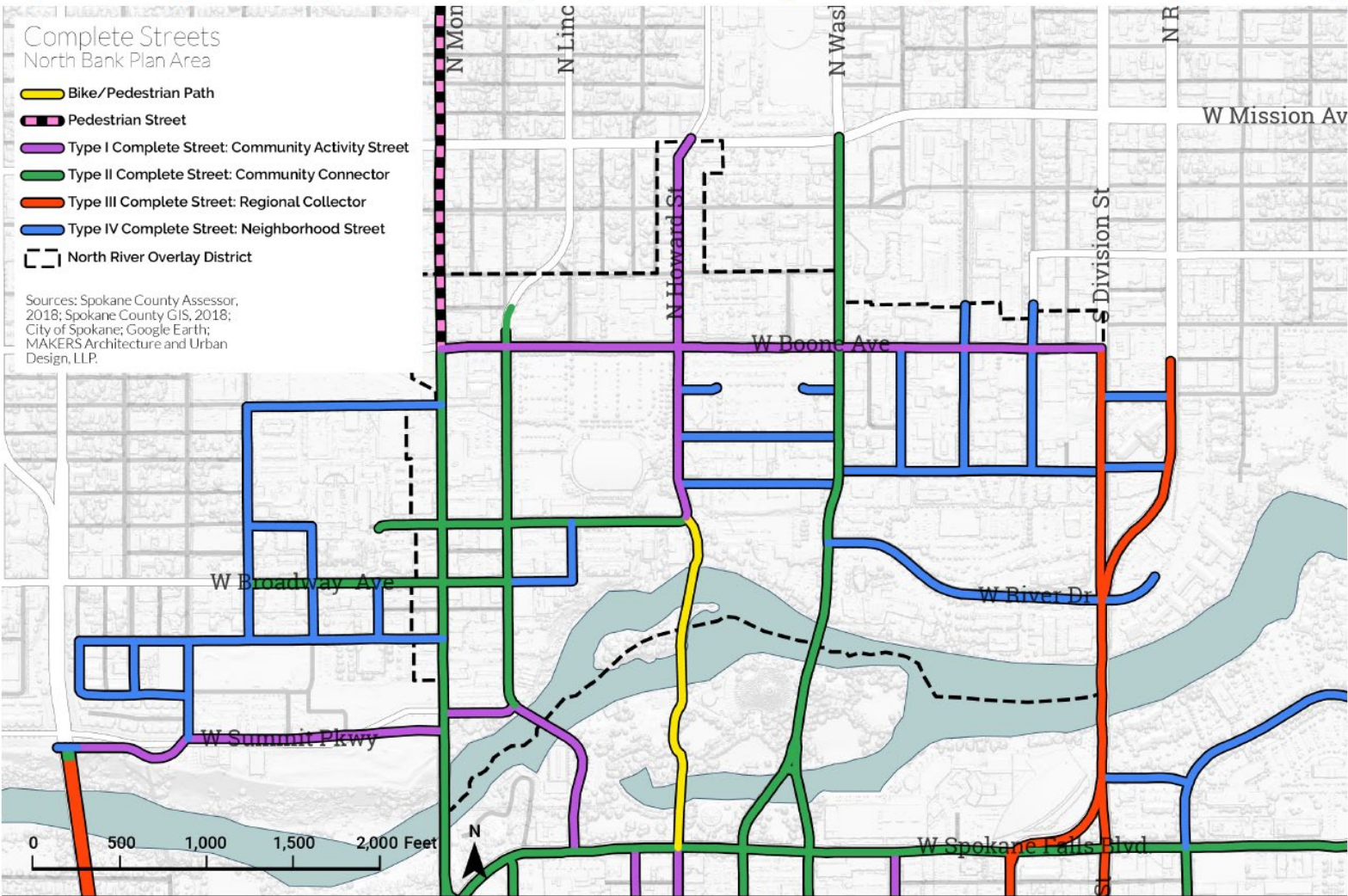




# Draft Policy Framework and Action Plan

## Extend Complete Streets

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



# Next Steps

## **Now –**

- August 16 Technical Team Review
- August 19 Stakeholder Team Review
  - Compile comments for Consultant Team integration
- August 28 Logan NC
- September 11 Continued Plan Commission Workshop
- September 11 Emerson-Garfield
- September 25 (Tentative) Continued Plan Commission Workshop
- October 14 (Tentative) Urban Experience, City Council
- November 13 (Tentative) Plan Commission Hearing



# 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/>

