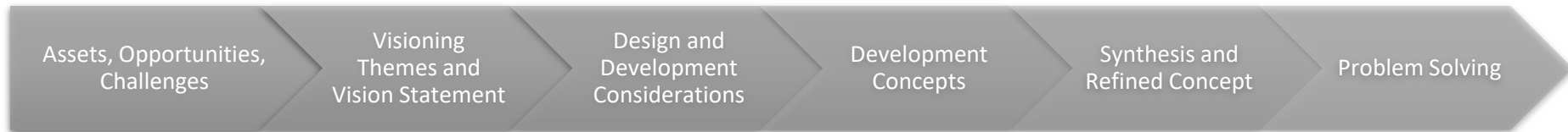


NB
North Bank
The Next Big Thing



MAKERS
architecture • planning • urban design

Orientation, Context and Background



Preferred Concept

Policy and Regulatory Action plan

INPUT

What we heard before and during the charrette about assets, opportunities, challenges and a vision for the North Bank

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: Charrette

Assets, Opportunities, Challenges → Vision Themes

Current Assets	Stakeholder Committee		Public Officials		Total	
	MEAN	RANK	MEAN	RANK	MEAN	RANK
<i>The Spokane River, Centennial Trail, Riverfront Park and other recreation amenities</i>	1.7	1	1.9	1	1.7	1
<i>The Spokane Arena, future SportsPlex, Civic Theater, and other event and entertainment venues</i>	2.2	2	2.1	2	2.2	2
<i>Existing restaurants and other retail</i>	2.8	3	2.7	3	2.8	3
<i>Existing offices and commercial centers</i>	3.3	4	3.3	4	3.3	4

Potential Opportunities	Stakeholder Committee		Public Officials		Total	
	MEAN	RANK	MEAN	RANK	MEAN	RANK
<i>Improving bike and pedestrian infrastructure and creating a walkable destination</i>	2.3	1	2.4	2	2.3	1
<i>Preserving and expanding public access to the Spokane River and creating new recreation amenities</i>	2.6	3	3.1	4	2.7	4
<i>Developing new housing</i>	2.5	2	2.0	1	2.4	2
<i>Improving facilities and programming to become a nationally-recognized destination for events</i>	2.7	4	2.5	3	2.6	3

North Bank Stakeholder Committee and Public Officials (28 responses)

Visioning: Charrette

Assets, Opportunities, Challenges → Vision Themes

Challenges	Stakeholder Committee		Public Officials		Total	
	MEAN	RANK	MEAN	RANK	MEAN	RANK
<i>Transportation: traffic, parking, east/west circulation and north/south connections to Downtown</i>	1.7	1	2.7	4	1.9	1
<i>Protecting and/or preserving existing historic buildings, valued businesses and residential neighborhoods</i>	2.9	3	2.4	T-1	2.8	3
<i>Maintaining Spokane River and Downtown views and preserving access to the River</i>	2.4	2	2.4	T-1	2.4	2
<i>Ensuring the safety of cyclists and pedestrians, or other public safety concerns</i>	3.0	4	2.5	3	2.9	4

Vision Themes	Stakeholder Committee		Public Officials		Total	
	MEAN	RANK	MEAN	RANK	MEAN	RANK
<i>River access and recreational amenities</i>	3.8	6	3.8	7	3.8	6
<i>Entertainment uses and 24-hour activity</i>	3.6	10	3.5	11	3.6	10
<i>Residential uses: mix of housing types affordable...</i>	4.2	2	4.0	1	4.1	2
<i>Residential uses: high-density urban housing</i>	4.1	3	4.0	1	4.1	3
<i>Walkable and bikeable streets</i>	3.9	5	3.8	7	3.9	5
<i>Arts and culture amenities</i>	3.8	7	3.8	7	3.8	7
<i>Open spaces and views</i>	3.0	11	3.9	4	3.3	11
<i>Employment opportunities and commercial spaces</i>	3.7	9	3.8	7	3.7	9
<i>Shopping and dining</i>	4.1	4	3.9	4	4.0	4
<i>Demographic and economic diversity</i>	3.7	8	3.9	4	3.8	7
<i>Connections to Downtown</i>	4.6	1	4.0	1	4.4	1

Visioning: Charrette

A Visioning Vocabulary

The following are the most common words to appear in draft vision statements written by participants in the Stakeholder Committee Collective Visioning work session.

• 8	downtown	• 2	activities
• 7	vibrant	• 2	employment
• 6	neighborhood	• 2	affordable
• 5	river	• 2	connected
• 4	entertainment	• 2	mixed-use
• 4	destination	• 2	community
• 4	walkable	• 2	activity
• 4	area	• 2	tourism
• 3	housing	• 2	spokane
• 3	parking	• 2	diverse
• 3	sports	• 2	space
• 3	access	• 2	safe
• 3	south	• 2	just
• 2	restaurants	• 2	open
• 2	commercial	• 2	mix



Visioning

A Vision Statement

A vibrant, walkable and truly authentic urban neighborhood that balances shopping, dining, entertainment and recreation on the Spokane River, with connections to Downtown and surrounding neighborhoods.

(this is a starting point!)

CONCEPTS

Conceptual ideas around uses, intensity and amenities that leverage assets, seize opportunities and express the vision

Development Concepts

Concept A: Event & Entertainment District

- Expansion of programming at existing event centers, and development of new events and entertainment facilities; intent to become a regional and national destination for events
- High development intensities and a robust mix of uses, including high-density residential and commercial, to create a 24/7 destination
- The North Bank becomes an extension of the Downtown area, with similar activity levels and development patterns.
- Retail and restaurants grow to support neighborhood residents and visitors for events.
- The North Bank becomes a major tourist destination within Spokane and the region.

Development Concepts

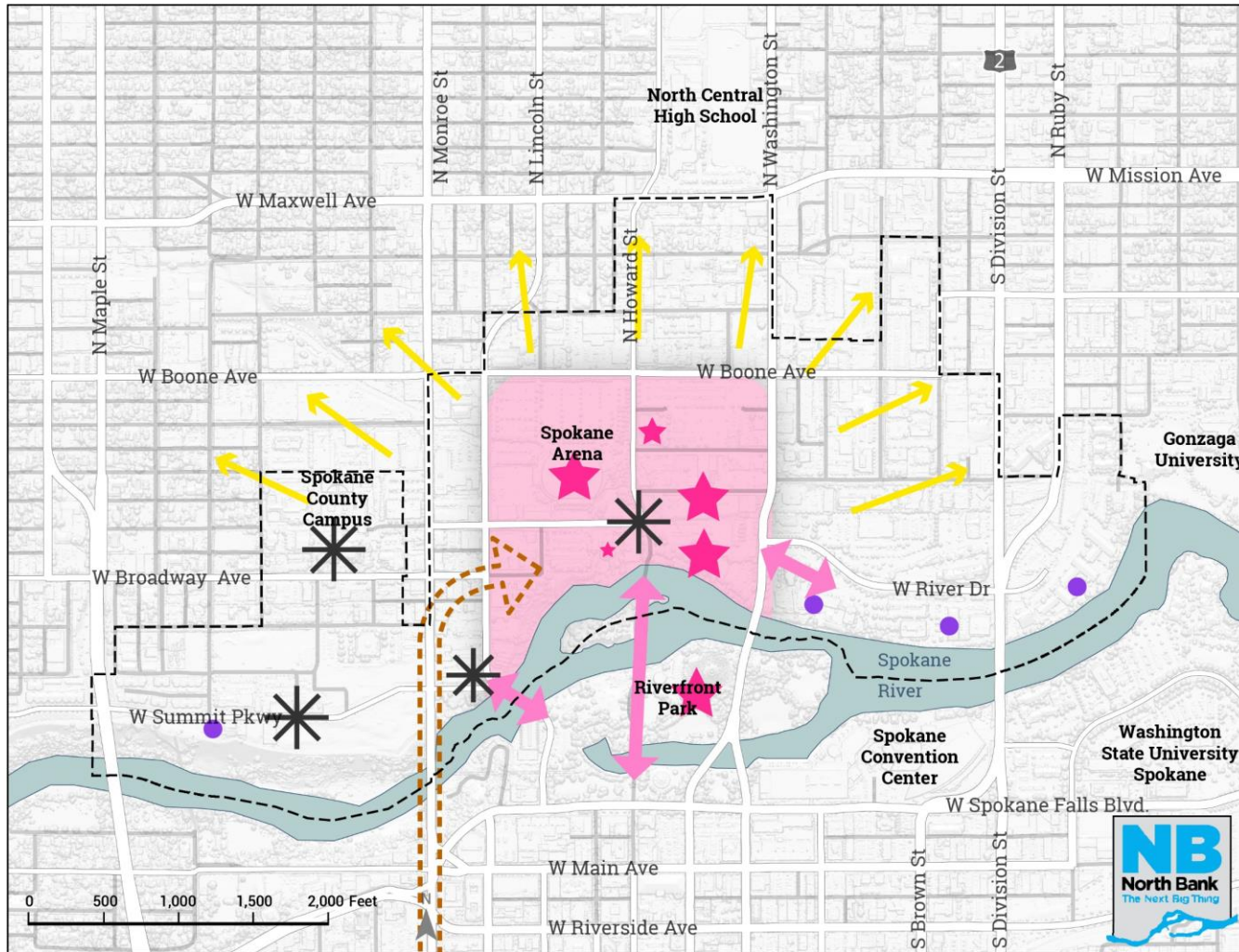
Concept A: Event & Entertainment District



Policy and Regulatory Considerations

- Strong branding
- Consideration of new facilities, expanded programming, national attractions
- Active ground floor design in core areas
- Public art program
- Streetscape design to facilitate pedestrian orientation and outdoor events
- Maintain or relax overlay standards: eliminate building site coverage standards and retain strategic dimensional standards in view corridors

Development Concepts



CONCEPT A: EVENTS AND ENTERTAINMENT DISTRICT

Concept A:
Event & Entertainment District
North Bank Plan Area

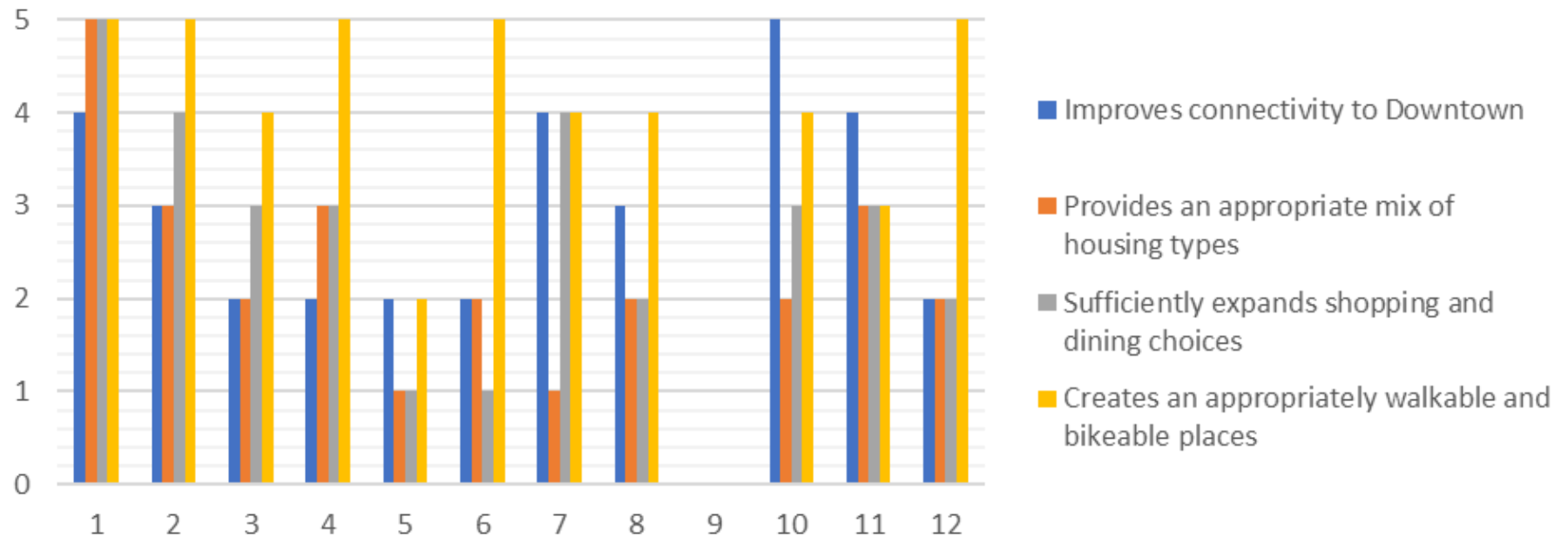
- * Activity Node
- ★ Landmark
- Hospitality and residence
- ↔ Connection
- - - Connection to Downtown
- Event & Entertainment District
- Residential Expansion
- Rivers, Lakes, Streams
- - - North River Overlay District

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

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Development Concepts

Evaluation: Concept A



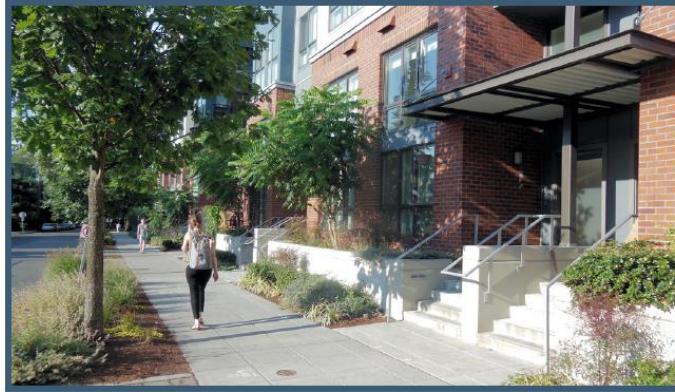
Development Concepts

Concept B: Walkable Urban Neighborhood

- Housing is the most important aspect of this concept, and a variety of housing types are developed to meet the needs of a socioeconomically diverse pool of Spokane residents.
- Streets and public spaces are designed to create neighborhood amenities and safe places for people of all ages. Walkability and bikeability are improved to prioritize neighborhood safety.
- Solutions to other public safety issues, including perceptions of crime, are aggressively pursued.
- Retail uses are developed to meet neighborhood needs, and everyday amenities, such as grocery or corner stores, are available in strategic locations.
- Entertainment uses and events continue, but are managed to ensure livability for residents.

Development Concepts

Concept B: Walkable Urban Neighborhood

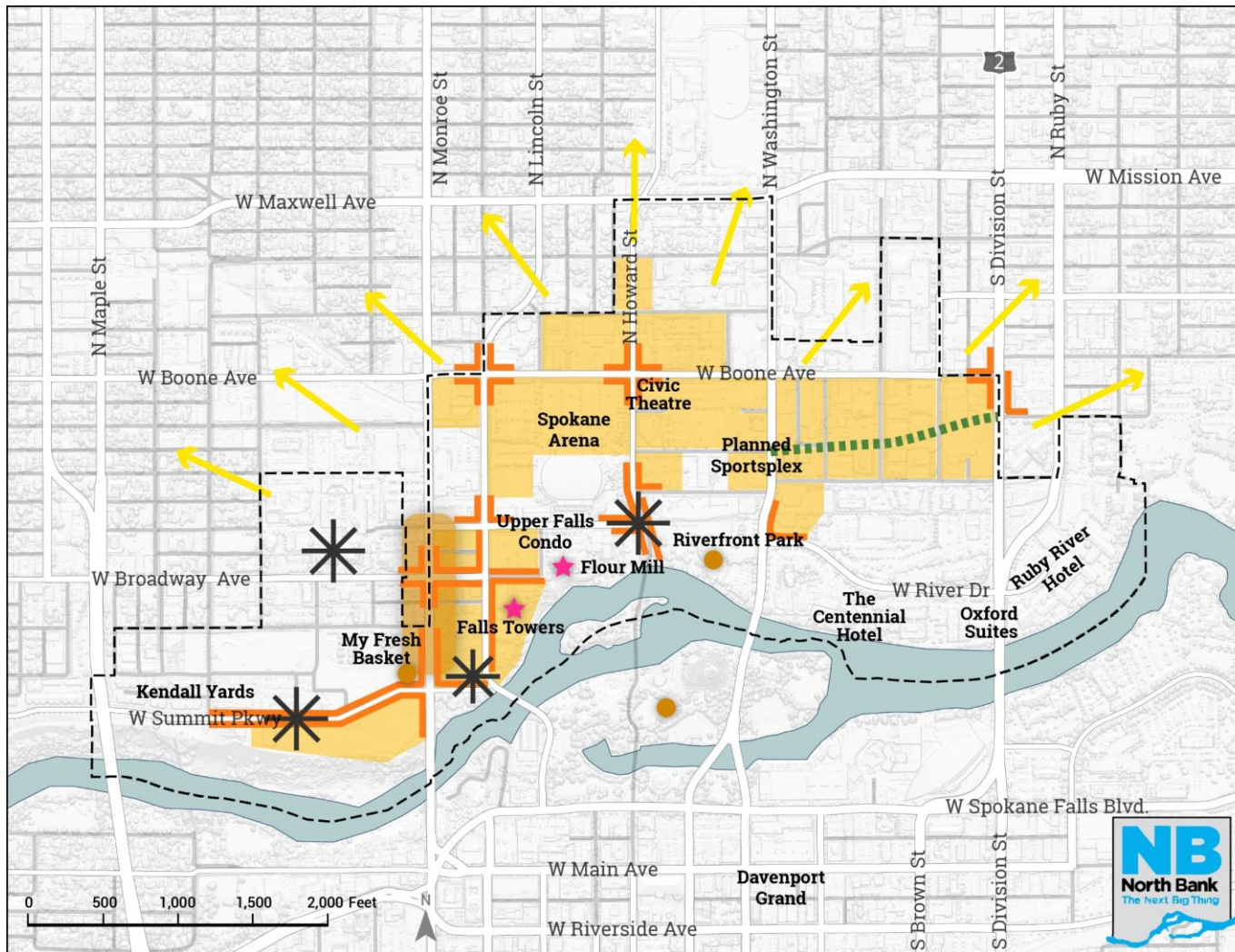


Policy and Regulatory Considerations

- Expansion or refinement of incentives for housing development, potentially including MFTE and TIF
- Create strategic mid-block connections to create neighborhood scale and improve connectivity
- Consider partnerships on pilot and demonstration projects
- Communicate the residential vision to property owners
- Require active frontages strategically to serve neighborhood residents

Development Concepts

CONCEPT B: WALKABLE URBAN NEIGHBORHOOD

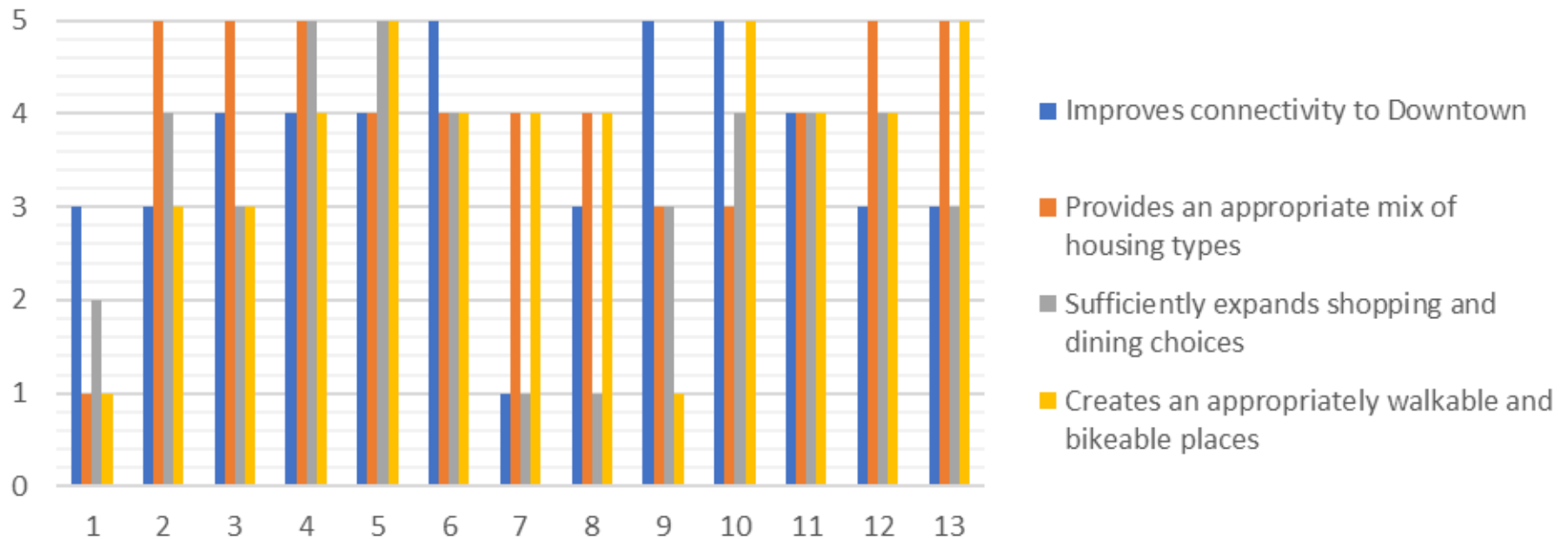


Concept B:
Walkable Urban Neighborhood
North Bank Plan Area

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

Development Concepts

Evaluation: Concept B



Development Concepts

Concept C: Authentic Place on the Spokane River

- Public open space, access to the Spokane River, the Centennial Trail and other expanded recreation amenities, green streets, pocket parks and connections to Riverfront Park are the most important features of this concept.
- View corridors are identified, maintained and protected to ensure visual connectivity to the Spokane River gorge.
- Preservation of historic assets, legacy businesses and other unique features of the North Bank is critical to maintain authenticity.
- Multimodal connectivity improves through City and partner investment in pedestrian and bike-friendly amenities.
- Events and entertainment continue as a strong presence, and opportunities for housing are expanded to create a place for people along the River.

Development Concepts

Concept C: Authentic Place on the Spokane River

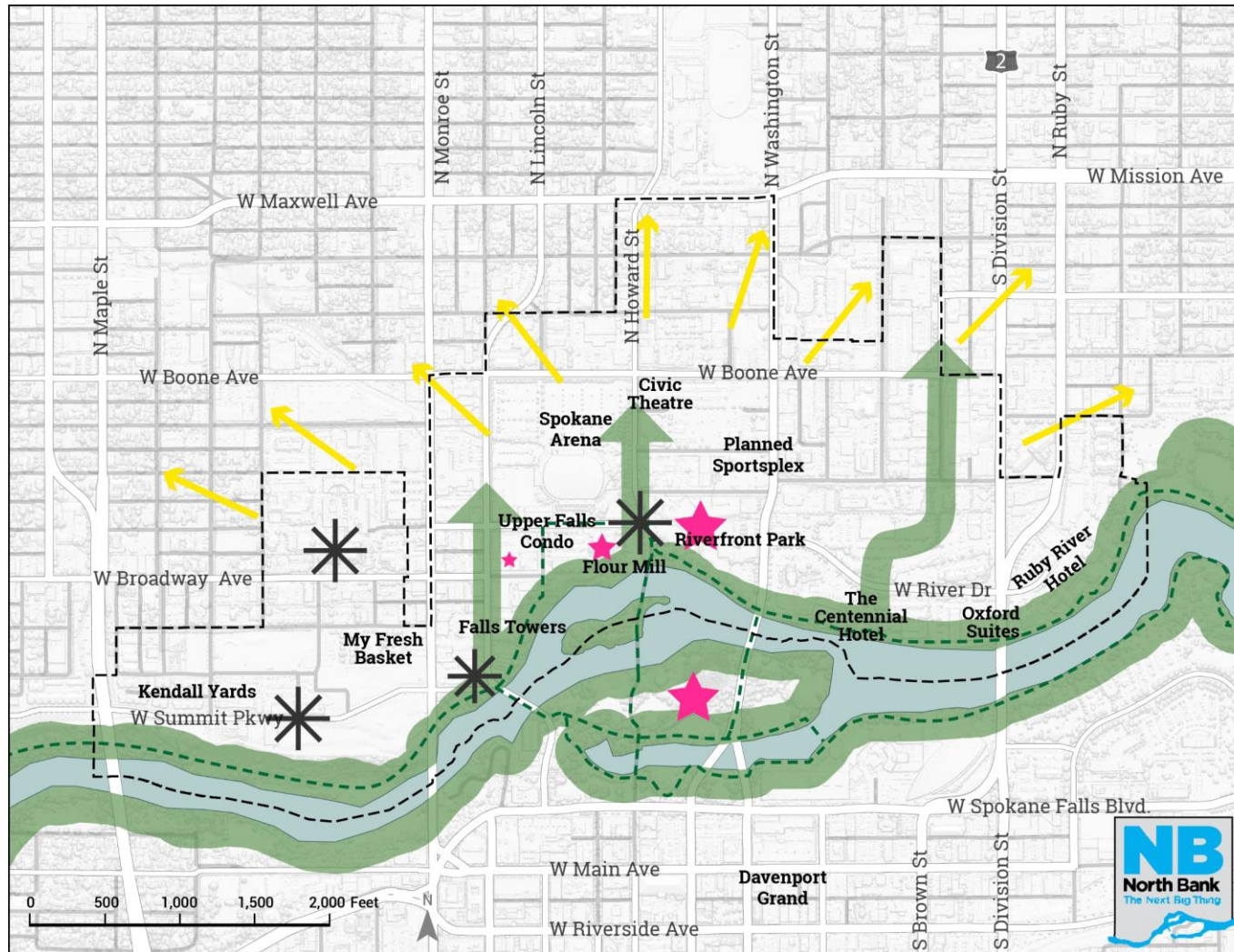


Policy and Regulatory Considerations

- Expansion or refinement of incentives for housing development, potentially including MFTE and TIF
- Create strategic mid-block connections to create neighborhood scale and improve connectivity
- Consider partnerships on pilot and demonstration projects
- Communicate the residential vision to property owners
- Require active frontages strategically to serve neighborhood residents

Development Concepts

CONCEPT C: AN AUTHENTIC PLACE ON THE SPOKANE RIVER



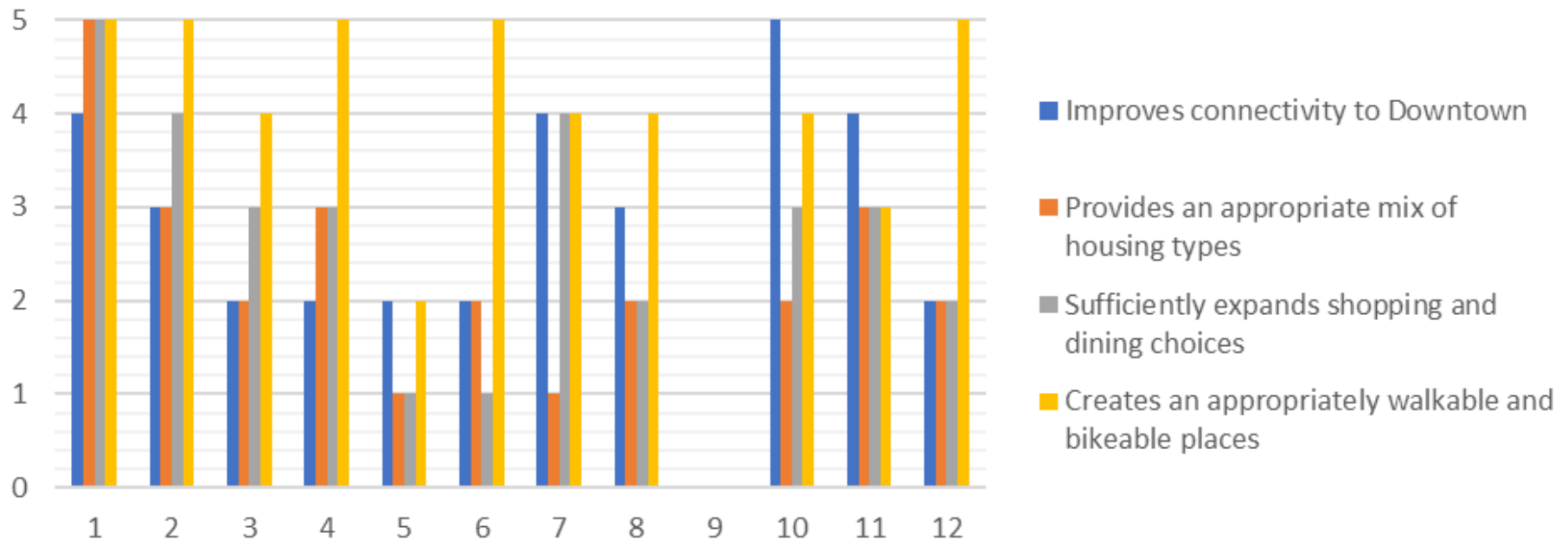
Concept C: Authentic Place on the Spokane River
North Bank Plan Area

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

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Development Concepts

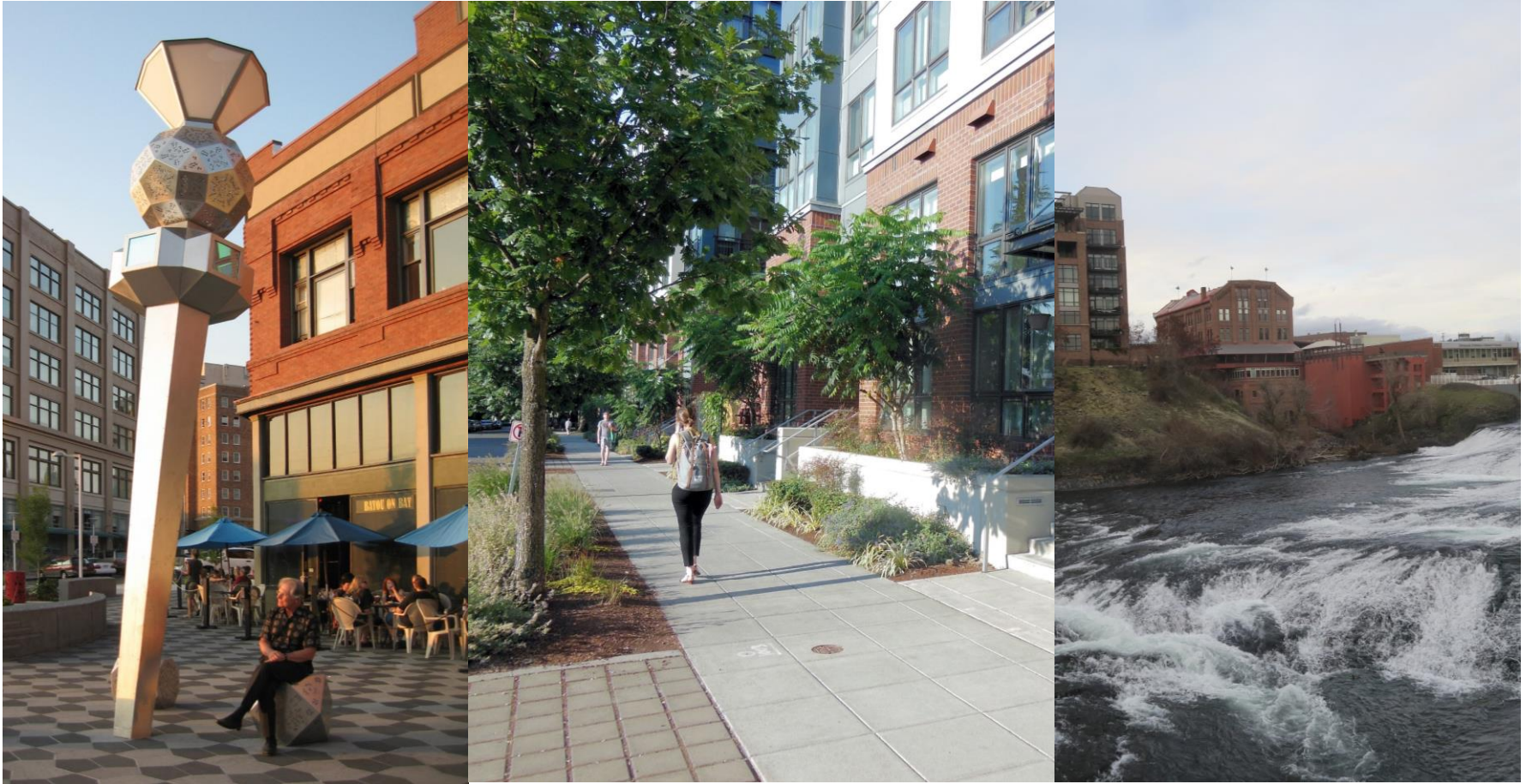
Evaluation: Concept C



Development Concepts

Instant Reaction: why can't we have all of them?

There are tradeoffs but we can have bits and pieces of each.



SYNTHESIS

A single, flexible (and draft!) development concept that reflects initial feedback to guide efforts in policy and regulatory development

Synthesis

Synthesis

The Visioning Survey cast a wide net to determine what the common visioning themes were. Those visioning themes were ranked by the Stakeholder Committee and by public officials (City Council, Plan Commission, Design Review Board). Top-ranking visioning themes were used as criteria for the evaluation of three draft development concepts.

Concept B received the most support, with an average rating of 3.63 / 5.00 across all criteria. Concept A (3.10) and Concept C (3.09) received similar support.

Concessions to A:

- Even if we don't proactively expand entertainment uses, the Arena, SportsPlex and Civic Theater will remain as valued assets for Spokane residents and regional tourism draws.
- The 24/7 dynamism, high intensity of development and robust mix of uses may still be appropriate in a limited area (in close proximity to event and entertainment assets).
- The shopping and dining choices that would accompany an entertainment district are still desirable to stakeholders.

Concession to C:

- The Spokane River and Centennial Trail remain critical assets that must be better leveraged; improved trail wayfinding, completing missing links, and ensuring connectivity throughout the Downtown and North Bank area (north/south and east/west) would capitalize on these assets.
- Extending green and recreational infrastructure away from the River (via green or complete streets, ground-level public/private open space, etc.) would benefit a residential base as much or more than it would recreational users of the Trail corridor. Internal multimodal connectivity is key.
- Some historic preservation is important to maintain authenticity of place, but there are limited built historic assets.

Synthesis

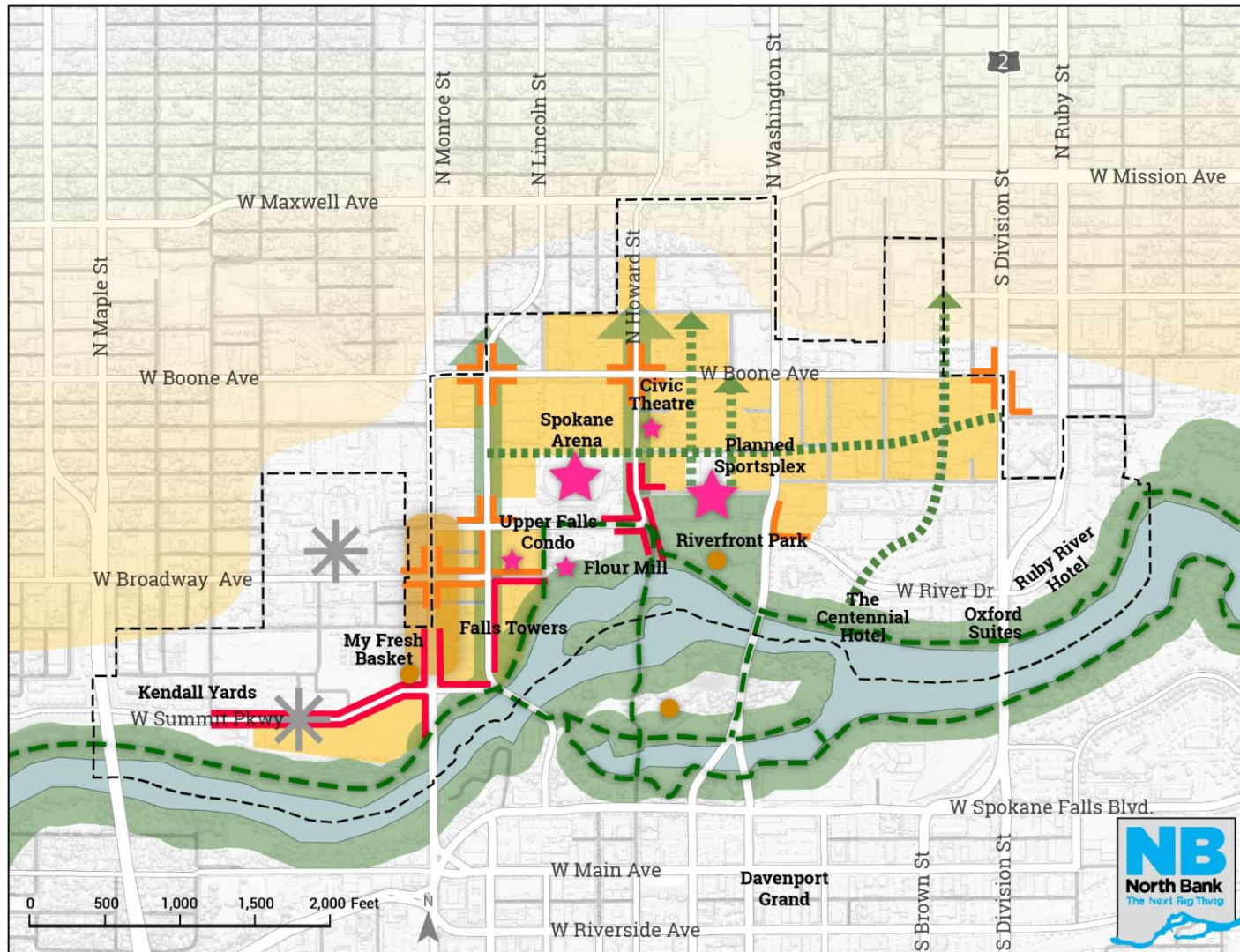
The North Bank can be both *destination* and *neighborhood*. It is *active* and *authentic*.

- **Housing is a lynchpin** for the North Bank; improved connections are required to make this area a real neighborhood and valued place. **Density, intensity and energy increase closer to the River and Downtown.**
- **Shopping and dining to support existing entertainment uses**, which may expand programming opportunistically and pursue synergies with other event and entertainment uses (e.g. Downtown Entertainment District, Convention Center)
- **The North Bank must be walkable and bikeable**, leveraging existing **natural and recreational assets** and extending such assets north into the surrounding neighborhoods.

Synthesis

- High-density housing and a mix of uses that includes shopping and dining to support event-goers and meet the needs of North Bank residents
- Marketing, branding and programming that reinforces connections to event and entertainment uses citywide
- Energy that radiates north, west and east, stepping down to lower residential intensities (2-3 story attached and detached) north of Boone and west of Monroe
- Strategic mid-block connections to improve circulation
- A green loop and north/south green/complete street extensions to bring residents to the Spokane River (and the River to residents)
- Primary storefront concentrations are at the Post St. bridge terminus and the Howard St. bridge terminus; secondary retail locations are located at Boone and Lincoln, Boone and Howard, and Boone and Division; tertiary retail locations are located at Boone and Washington and River and Washington. Other retail may be developed on an ad-hoc basis.
- Some historic preservation is necessary to maintain "authentic" assets
- The character of the district is not homogenous; riverbank and inland areas may have different uses and intensities.
- Branding and wayfinding to establish and reinforce a North Bank identity.

Synthesis



Concept Sync North Bank Plan Area

- Activity Node
- Landmark
- Gathering Place
- Priority Street Improvement
- Street Improvement
- Neighborhood Connection
- Connection
- Shoreline Jurisdiction
- 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

Synthesis



Synthesis



Synthesis



EVALUATION

How well does this concept reflect your vision and the consensus vision expressed by stakeholders and the public?

Evaluation

Does the concept fit with a consensus vision for the North Bank?

What specific changes would help move the concept into alignment with a consensus vision?

(Some) Remaining Challenges

- ❑ How to integrate Gonzaga? What's the identity of the east end of the North Bank area?
- ❑ What, if any, possibilities existing for the long-term conversion of publicly-owned surface lots?
- ❑ How to support events and a growing resident base with high-capacity transit?
- ❑ How to negotiate completion of the trail network? How to create more active access to/interaction with the River? How to make the trail and related assets an intuitive experience?
- ❑ What tools are available to implement the concepts above absent a downzoning or major land use changes?
- ❑ Peak vs. non-peak identity (seasonality, event utilization, etc.)
- ❑ Can the Overlay be tailored more narrowly than the Subarea? Overlay may be more appropriate for 24/7 Center, while Subarea may continue to guide development in a larger area?
 - From the River north along Maple to Maxwell, east to Ruby, south to the River?
 - From the River north along Monroe to Boone, east to Division, south to the River?
 - If one area: Kendall Yards in or out? East of Division in or out? North of Boone in or out? County Campus (has a masterplan!) in or out?
 - Generally more regular: get rid of odd appendages along Monroe, near Division. Coordination with Downtown Plan boundary? Design Review areas? TIF Boundary?
 - Review street-centerline boundaries

(Other) Remaining Challenges?

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

Evaluation

Objectives and Next Steps

