CITY OF SPOKANE North Bank Plan



Community Assembly August 1, 2019

Introduction

Last CA Update April 4, 2019

- Briefly review charrette products
 - 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
- Action Plan Policy
- Review of Key Focus Areas
 - Concepts, gaps, and other issues



Review Process to Date

- January March 2019
 - Focus interviews, North Bank tour, online survey, 3 day charrette
 - Identified assets and challenges
 - Established priorities/themes for future growth and development
 - Developed 3 Scenarios and selected Preferred Scenario



Survey

Spokane River

Spokane Arena



Assets

Centennial Trail



Restaurants

Civic Theater



Walkability

New Assets Restaurants **River Access**



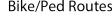
Green Space



Arts and Culture



Issues Include







Public Safety



Housing

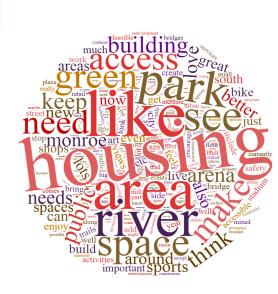












North Bank



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



Boone Avenue at Normandie, looking North.



Civic Theater

North Bank Views



Howard Street, north and south

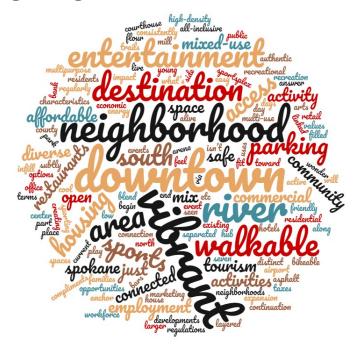




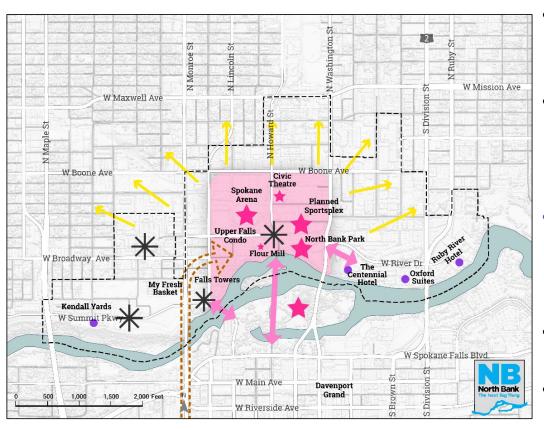
Downtown, from Boy Scout Way (City Ticket Lot)

North Bank Draft 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.



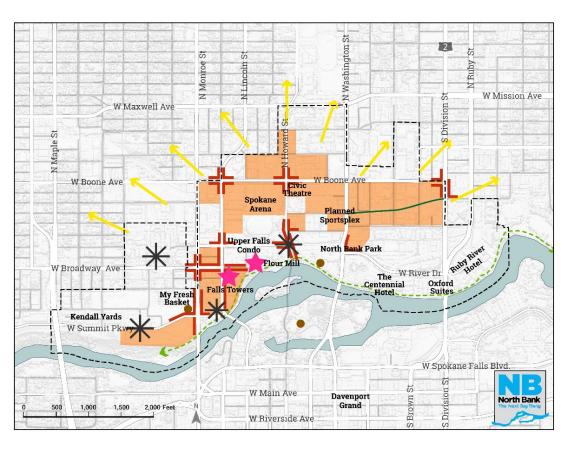
Concept A: Event & Entertainment District



Policy Considerations

- Strong branding required to create identity for the district as it becomes a major driver of tourism.
- Recruitment of new facilities, expansion of programming, and gaining national attractions critical to growth and development.
- Core areas require active ground floor uses to enliven streets and encourage pre- and post-event shopping and dining.
- Public art program to animate the district and contribute to the brand.
- Emphasize historic building re-use and preservation.

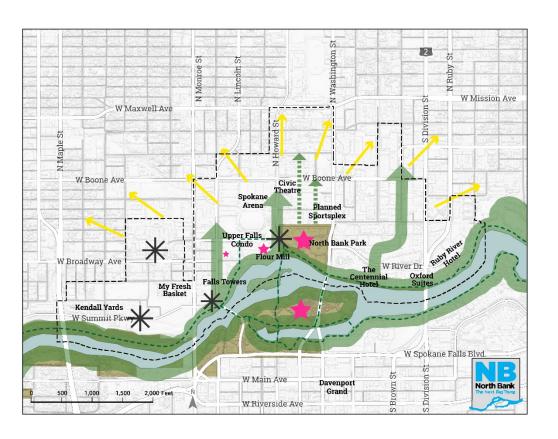
Concept B: Walkable Urban Neighborhood



Policy Considerations

- The concept may require tax increment financing aligning with planning area to create additional incentive for housing development.
- Public-private partnerships for new or innovative housing types, could improve project feasibility.
- Require strategic mid-block connections on certain blocks to improve connectivity.
- Communicate residential vision to property owners and developers.
- Require active street frontages in key strategic locations to serve a neighborhood.

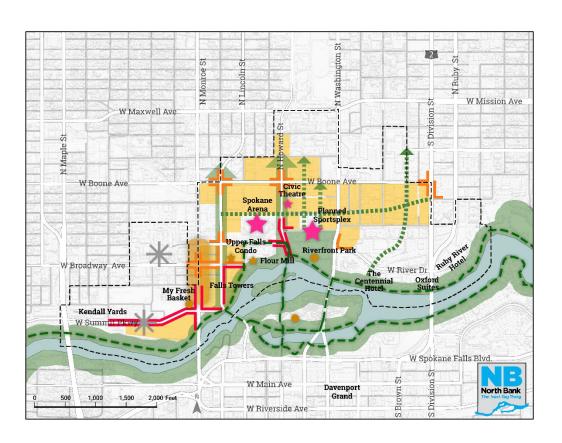
Concept C: Authentic Place on the Spokane River



Policy Considerations

- Evaluate, identify and protect view corridors.
- Negotiate easements to extend existing trail networks and require publicly-accessible open spaces in private developments along the Spokane River.
- Integrate green and complete street amenities in all infrastructure projects.
- Design streetscapes to facilitate biking, walking and other recreation.
- Plan for north/south connections using greenways.
- Evaluate tree inventory. Explore requirements for ground-floor public amenities in private development.
- Incentives for green building, LEED, and sustainability mechanisms.

Draft Preferred Development Scenario 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.

Planning and Design Principles

- Balance land use intensity through changes to the North River Overlay standards, strategic infrastructure investment, and policy.
- Assess incentive zoning provisions to ensure that incentives are stacked appropriately for a walkable urban neighborhood.
- Assess existing regulations to ensure that innovative housing types are allowed.

Planning and Design Principles (continued)

- 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.
- 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.
 - Evaluate tiered requirements depending on a property's distance from river or proximity to identified and designated view corridors.
 - Align Overlay boundary with other existing planning and regulatory boundaries, such as the Downtown Plan boundary and/or along zoning boundaries.
 - Consider designating a larger North Bank Planning Area (or Subarea) that conveys policy guidance without additional regulatory provisions.
- Activate street frontages where high levels of pedestrian activity and commerce are anticipated.
- Underground utilities throughout the North Bank through incentive programs and as utility infrastructure is upgraded.

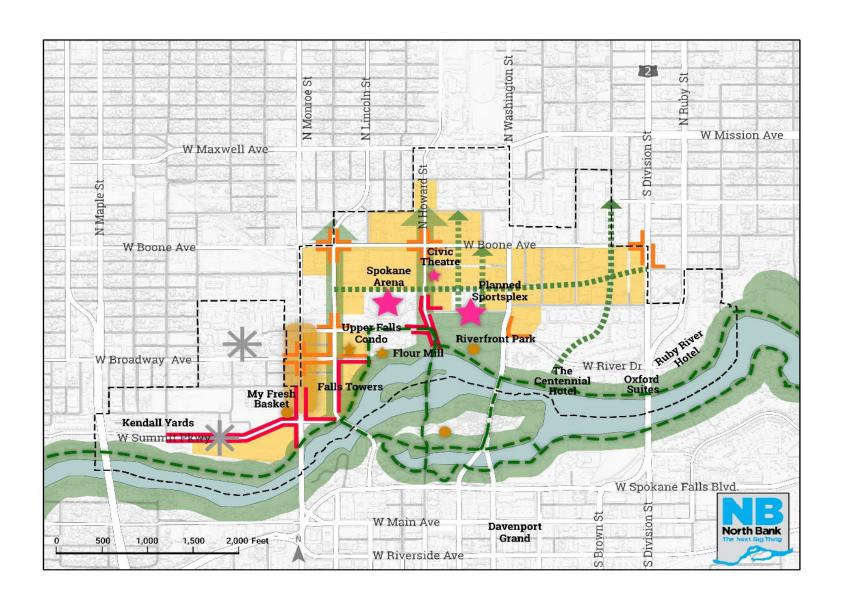
Planning and Design Principles (continued)

- 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.
- Design and deploy a branded wayfinding system for the North Bank.

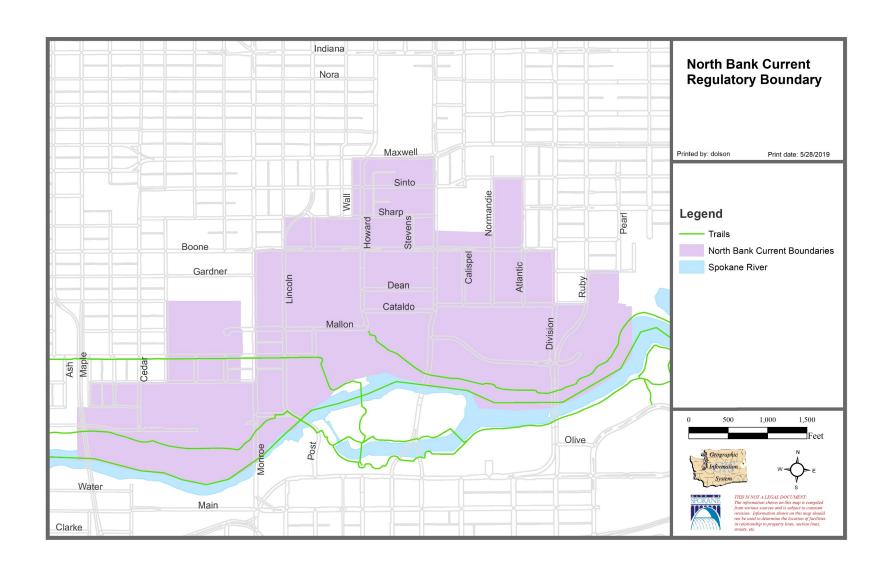
Planning and Design Principles (continued)

- 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.

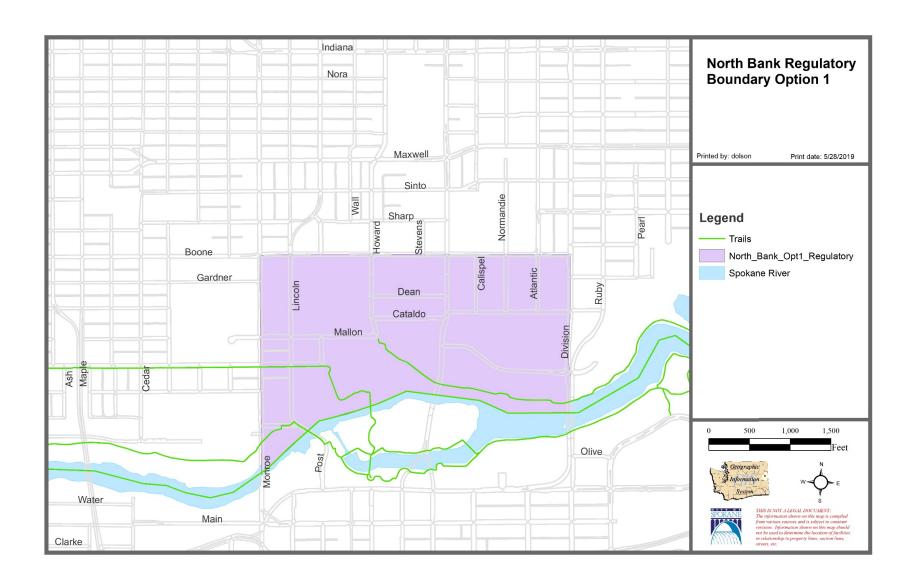




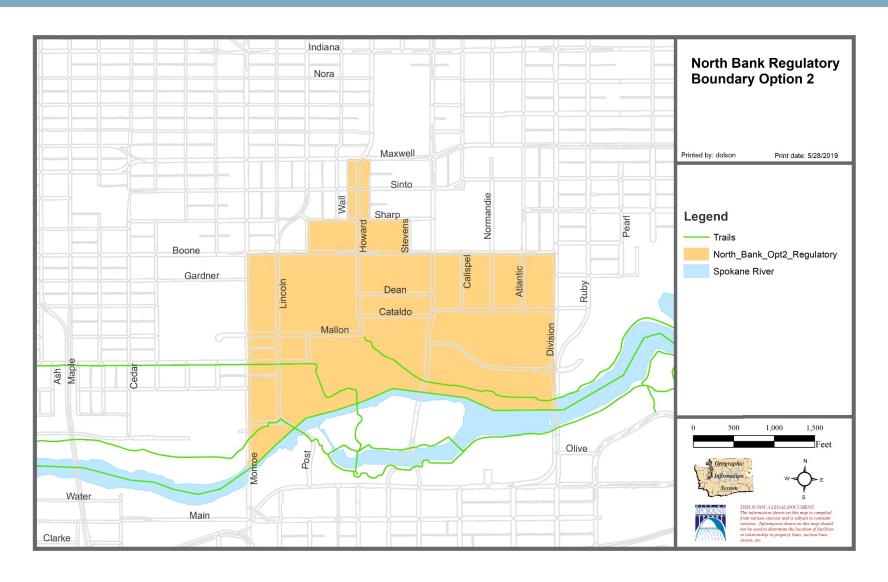
Development Standards Overlay – Existing Boundary



Boundary Alternatives – Overlay #1

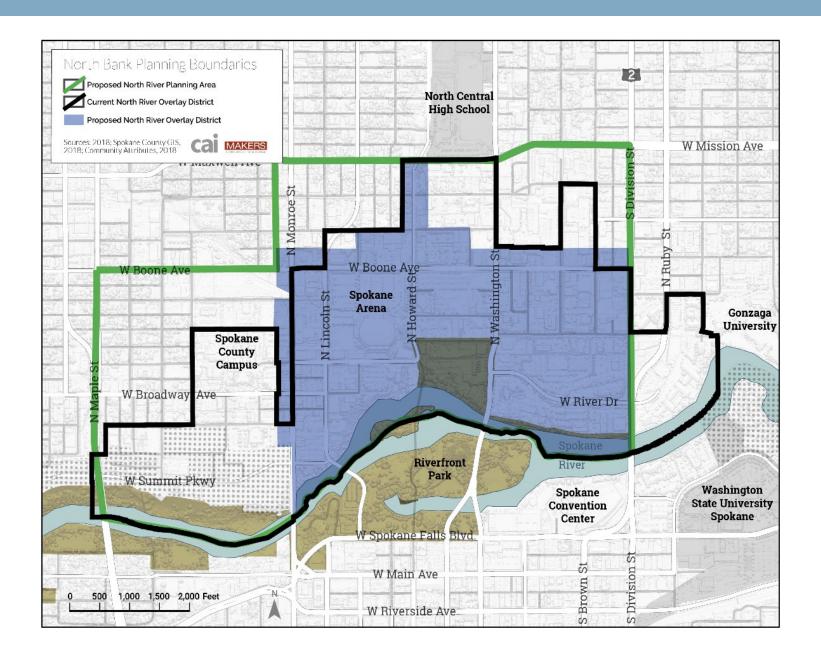


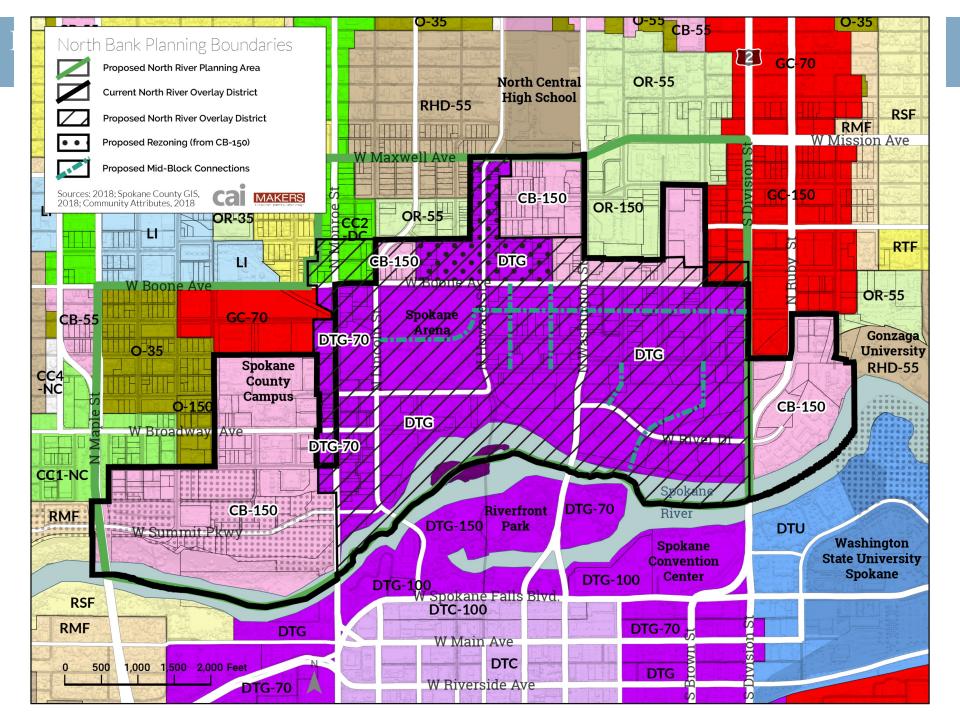
Boundary Alternatives – Overlay #2



Monroe (current DTG-70 boundary) to Division, Post to Stevens from Boone to Sharp, thence Wall to Howard up to Maxwell on the north.

Boundary Alternatives - Recommended Overlay & Planning Area





Review Key Focus Areas

Evaluate concepts, identify gaps, confirm implementation steps

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.

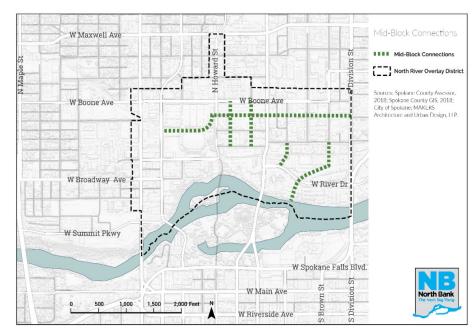
- The concept improves North Bank connectivity to the Downtown core
- The concept provides an appropriate mix of housing types
- The concept sufficiently expands shopping and dining choices
- The concept creates an accessible and safe walkable and bikeable place

Does the draft preferred concept respond to these key focus areas?

Draft Regulatory Concepts

Evaluate concepts, identify gaps, confirm implementation steps

- 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.







Spokane North Bank – East Blocks

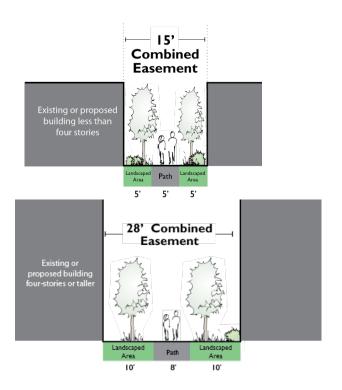
Rough massing model concepts – for internal review only – 7-19-19 MAKERS



Draft Overlay Plan-Strategic Recommendations

Evaluate concepts, identify gaps and issues

Table 17C.160.010- C Mid-block connection design standards		
-	Adjacent Buildings (Existing or Proposed)	
Minimum Standard	<u>Four-Stories or</u> <u>Taller</u>	<u>Less than Four</u> <u>Stories</u>
Public access easement width	<mark>28-feet</mark>	<u>15-feet</u>
Walking path width	<u>8-feet</u>	<u>5-feet</u>
Landscaping strips on each side of the	<u>10-feet</u>	<u>5-feet</u>
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 Action Plan-Strategic Recommendations

Policy 1: Tailor regulations to support and implement a common vision for the North Bank.

Maintain an overlay zone for the North Bank area as a regulatory tool to support goals identified by the community, including improving circulation for pedestrians and cyclists on both east/west and north/south axes and maintaining views and physical access to the Spokane River gorge, Riverfront Park and Downtown Spokane.

Revise the North River Overlay (NRO) District boundary with the intent to simplify the boundary and eliminate arbitrary inclusions and exclusions of parcels and clearly relate the boundary to its original purpose—preservation of access to the Spokane River and of views to Downtown Spokane and Riverfront Park. The current NRO boundary follows 1980s-era demarcations between zoning districts that are no longer applicable, as properties have been rezoned over time.



Draft Action Plan - Strategic Recommendations

Evaluate concepts, identify gaps and issues

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.

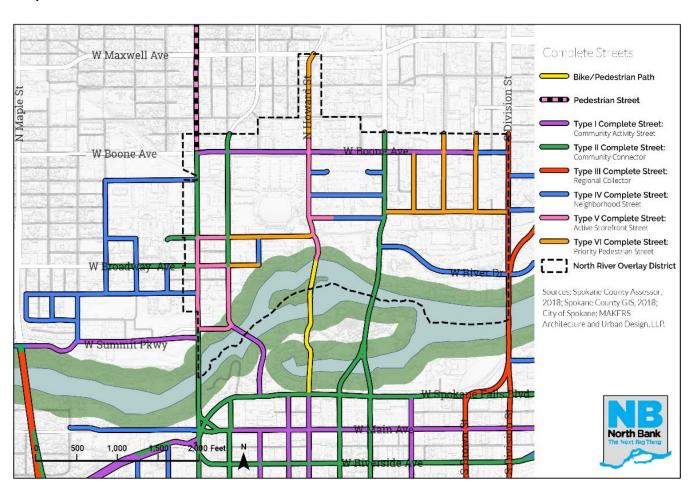
Review applicable incentives for housing development, such as Multifamily Tax Exemption (MFTE), and adjust the boundaries for eligible areas as necessary to ensure that the incentives are applicable throughout the NRO. Given the intent to spur housing development in the North Bank, consider whether adopted 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 the North Bank area.

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

Draft Action Plan - Strategic Recommendations

Evaluate concepts, identify gaps and issues

Extend Complete Streets



Draft Regulatory Concepts - DT Plan Strategies

Review Complete Streets hierarchy and design standards in Downtown Planning work

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.



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- Draft Preferred Scenario
- Boundary Alternatives Overlay and Planning Area
- Draft Action Plan Policy
- Regulatory Concepts and Recommendations

Next Steps

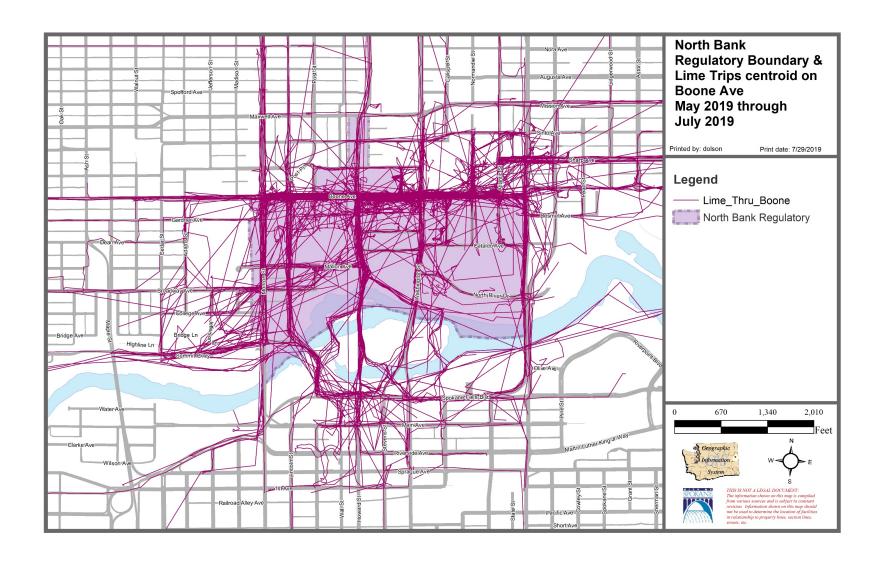
Now - Consultant Team developing first Draft N Bank Subarea Plan

 Reviewing Technical and Stakeholder Team feedback along with Neighborhood input

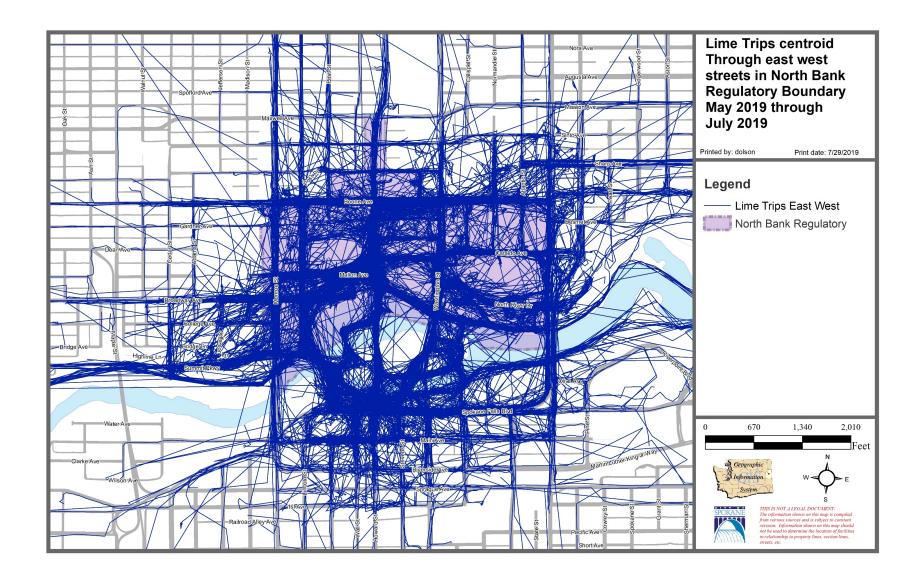
Planning Staff

- Aug 12 City Council Urban Experience Update
- Aug 14 Plan Commission Workshop
- Aug 14 Emerson-Garfield NC
- Aug 16 Technical and Stakeholder Team Reveiw
- Aug 28 Logan NC

Lime Usage



Lime Usage – All North Bank



Thank you!

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

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