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Neighborhood and Planning Services

Review Process to Date

Last Urban Experience Update April 8, 2019

- 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

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 walking on a sidewalk under a street lamp. The lamp is on a pole, and a large, dark, triangular shadow is cast on the ground behind the person, illustrating the concept of a shadow.



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



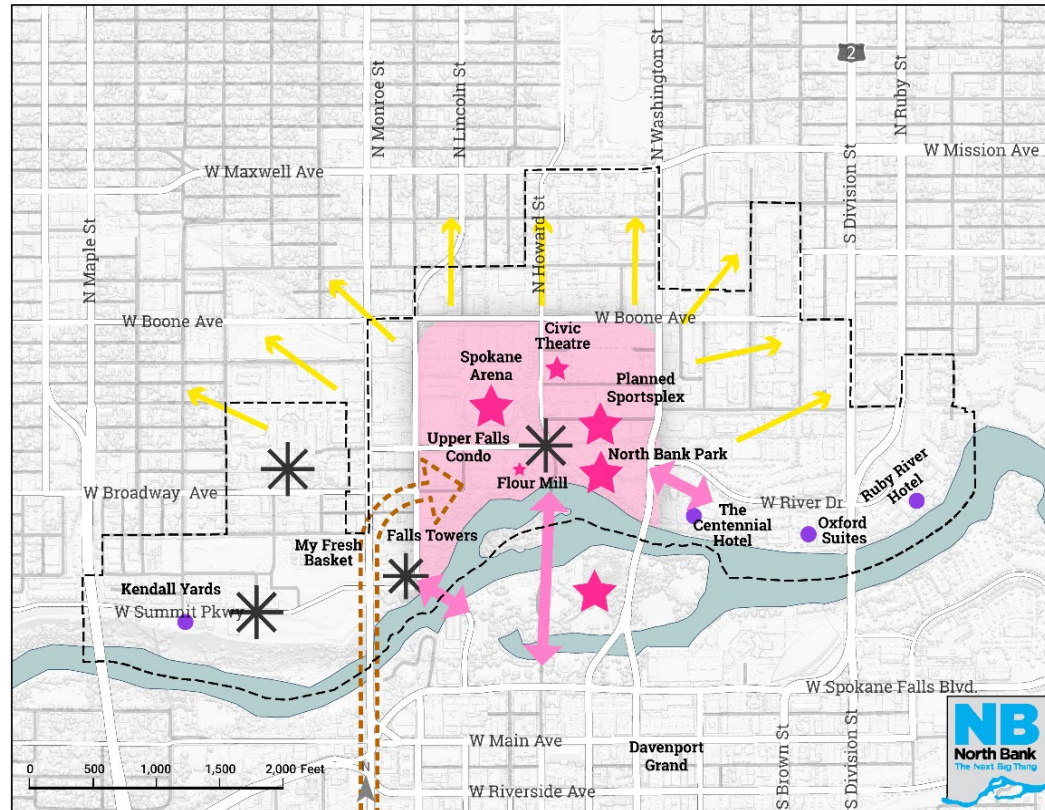
Downtown, from Boy Scout Way (City Ticket Lot)

North Bank Draft Vision Statement

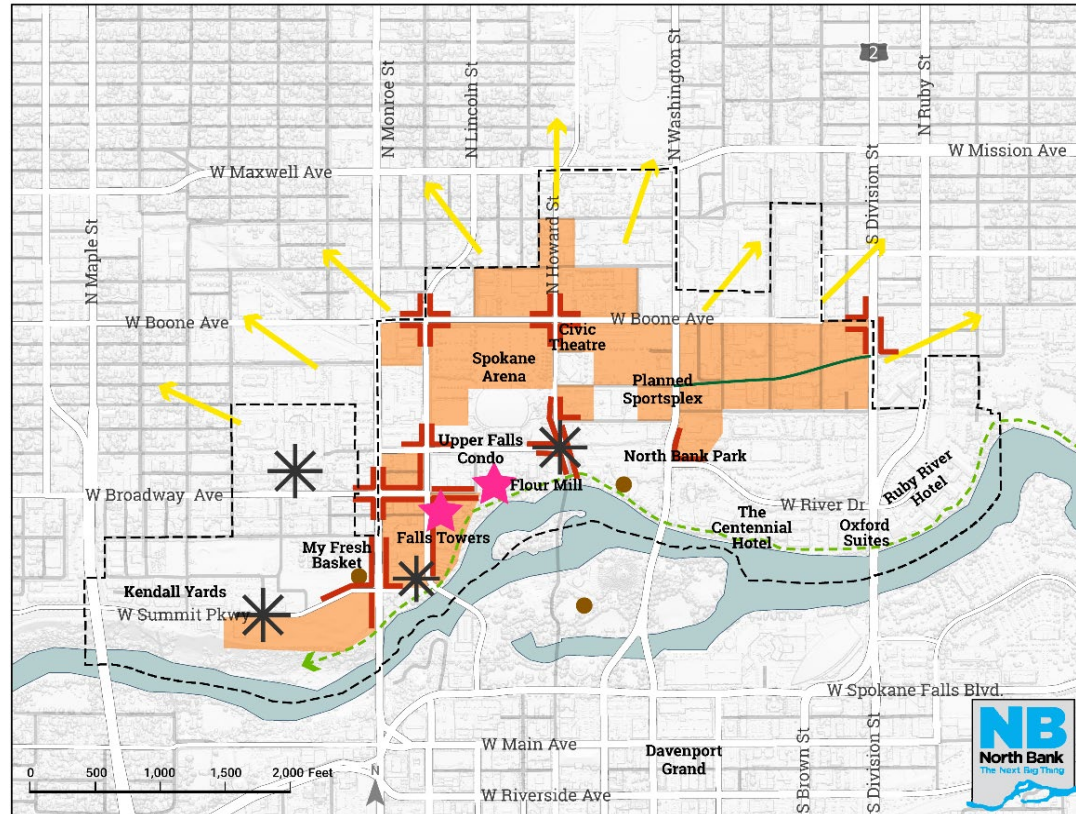
The North Bank is a vibrant, walkable and truly authentic urban neighborhood with a wide range of housing, complemented by shopping, dining, entertainment and recreation on the Spokane River, and intuitive connections to Downtown and surrounding neighborhoods.



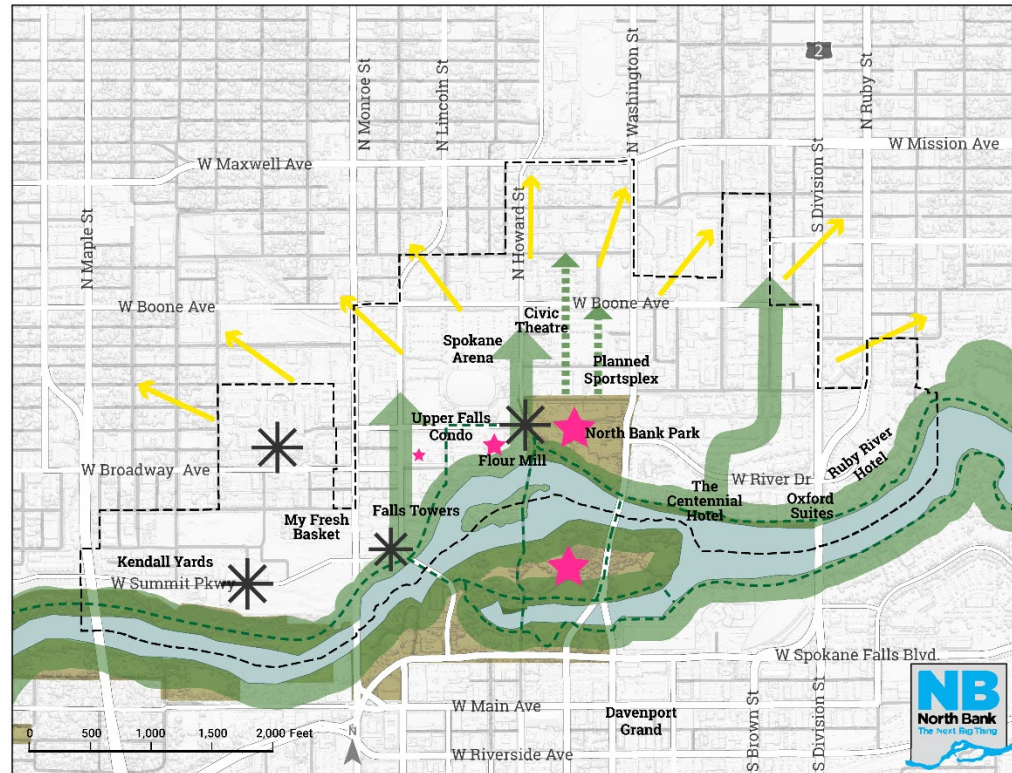
Concept A: Event & Entertainment District



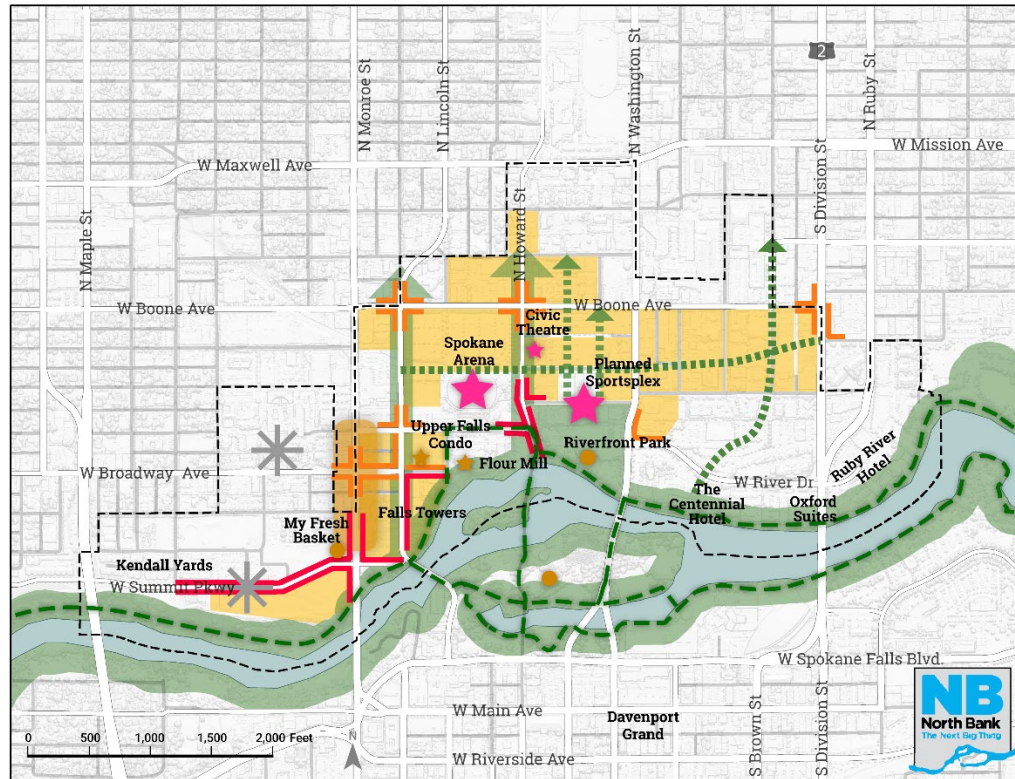
Concept B: Walkable Urban Neighborhood



Concept C: Authentic Place on the Spokane River



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.

Draft Preferred Scenario Concept

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.
- **Activate street frontages where high levels of pedestrian activity and commerce are anticipated.**

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

Draft Preferred Scenario Concept

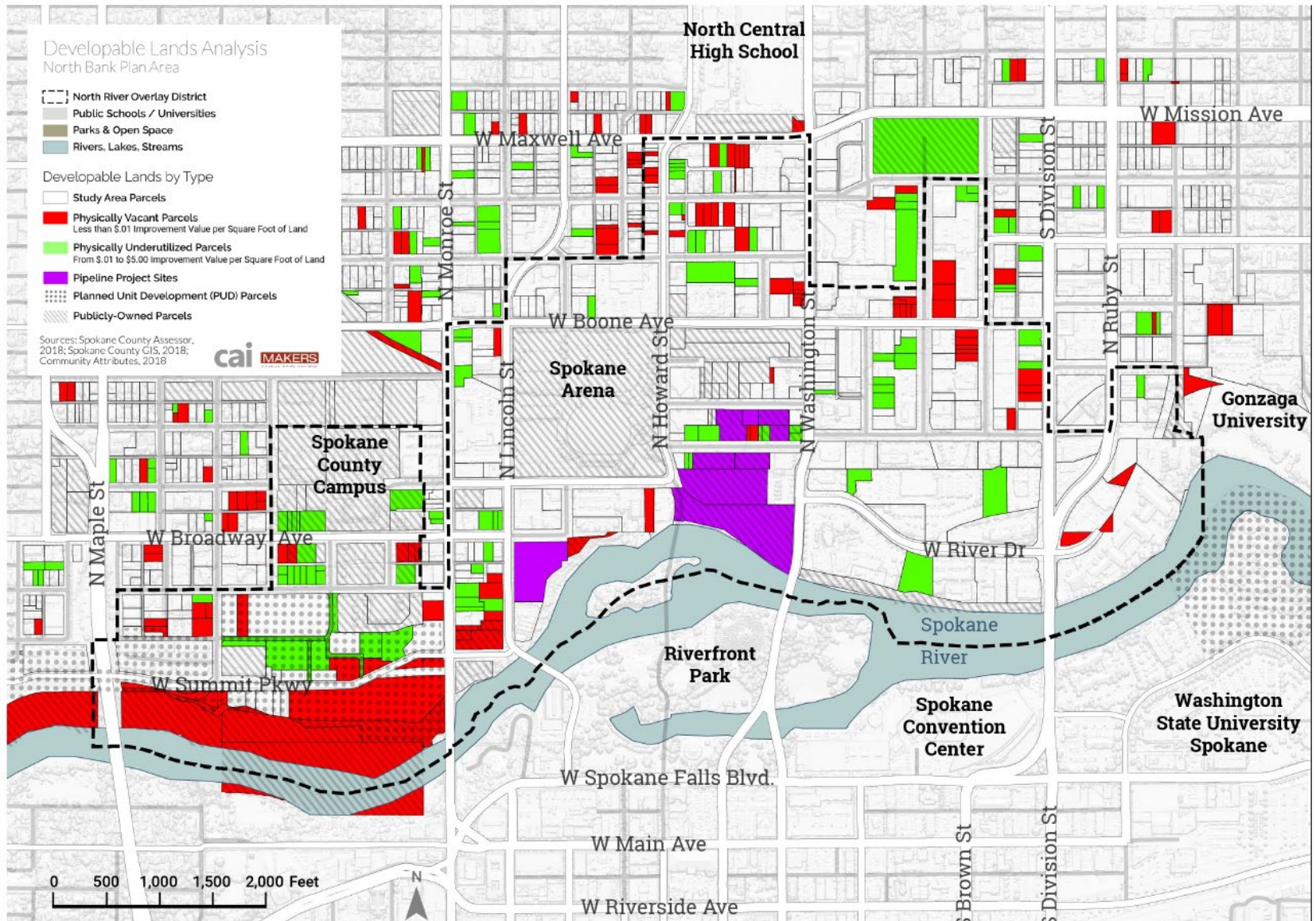
Planning and Design Principles (continued)

- 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.**

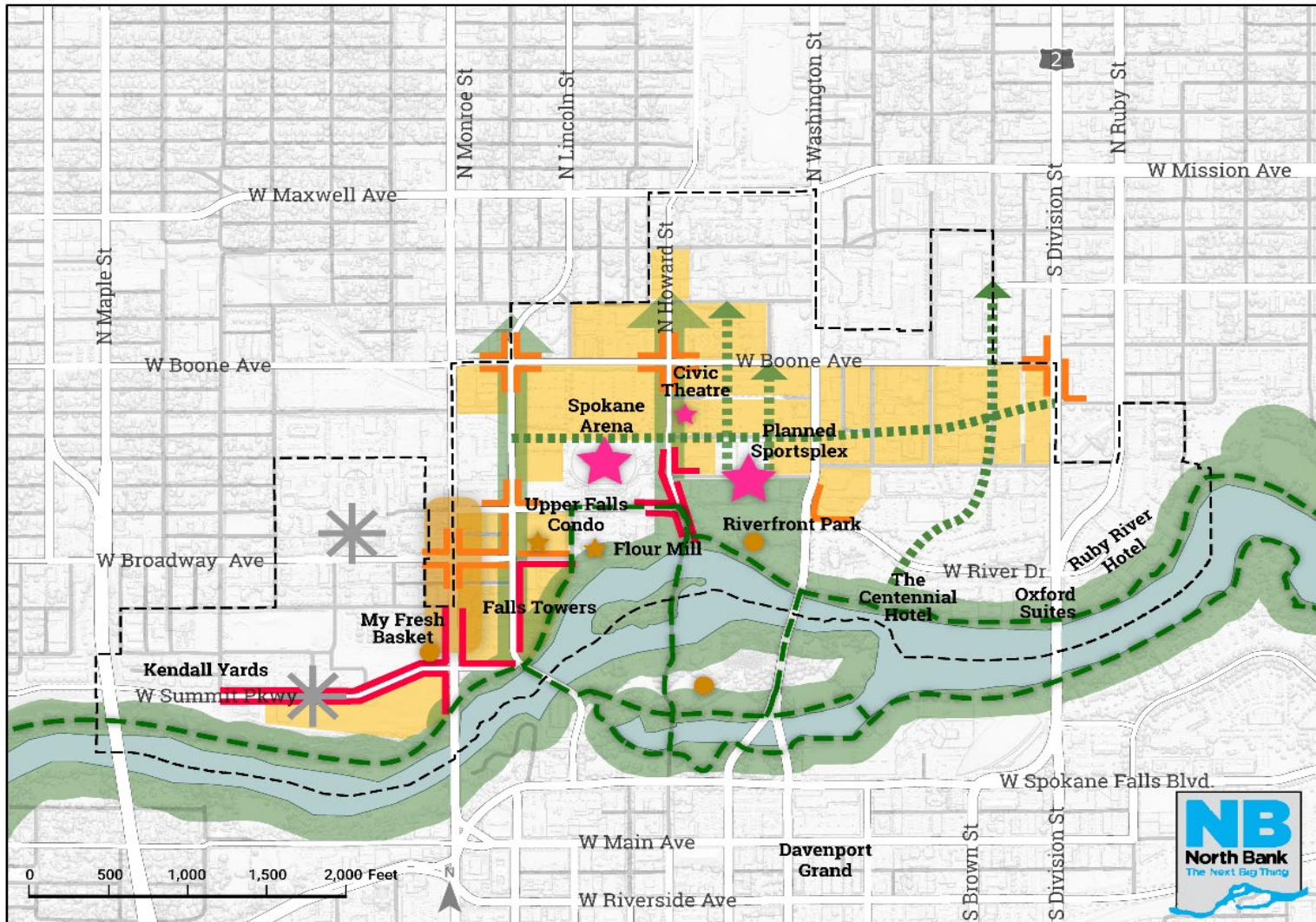


Draft Market Analysis – Vacant/ Underdeveloped Land

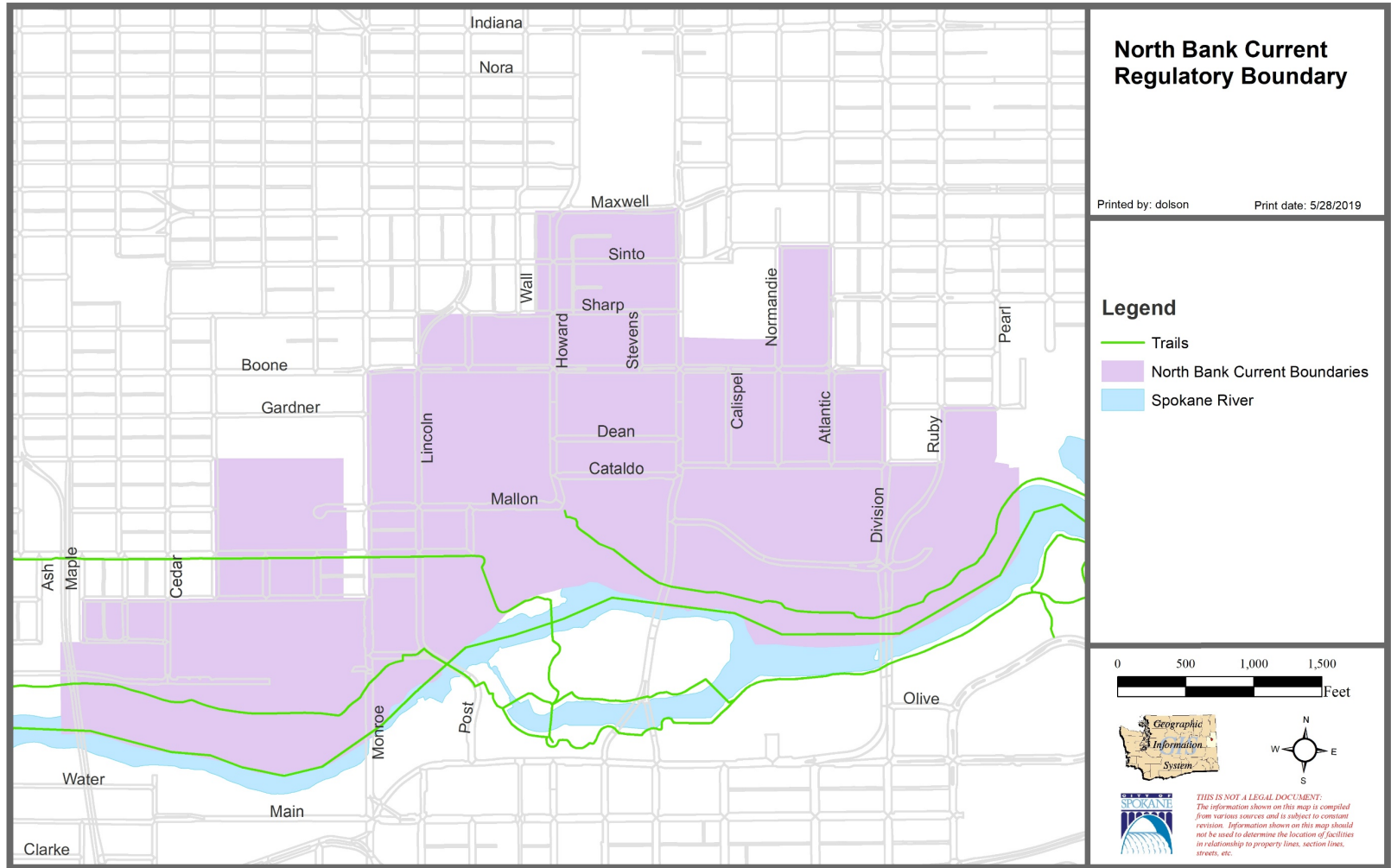
Figure 14. Vacant and Underutilized Land, North Bank Area (Map), 2018



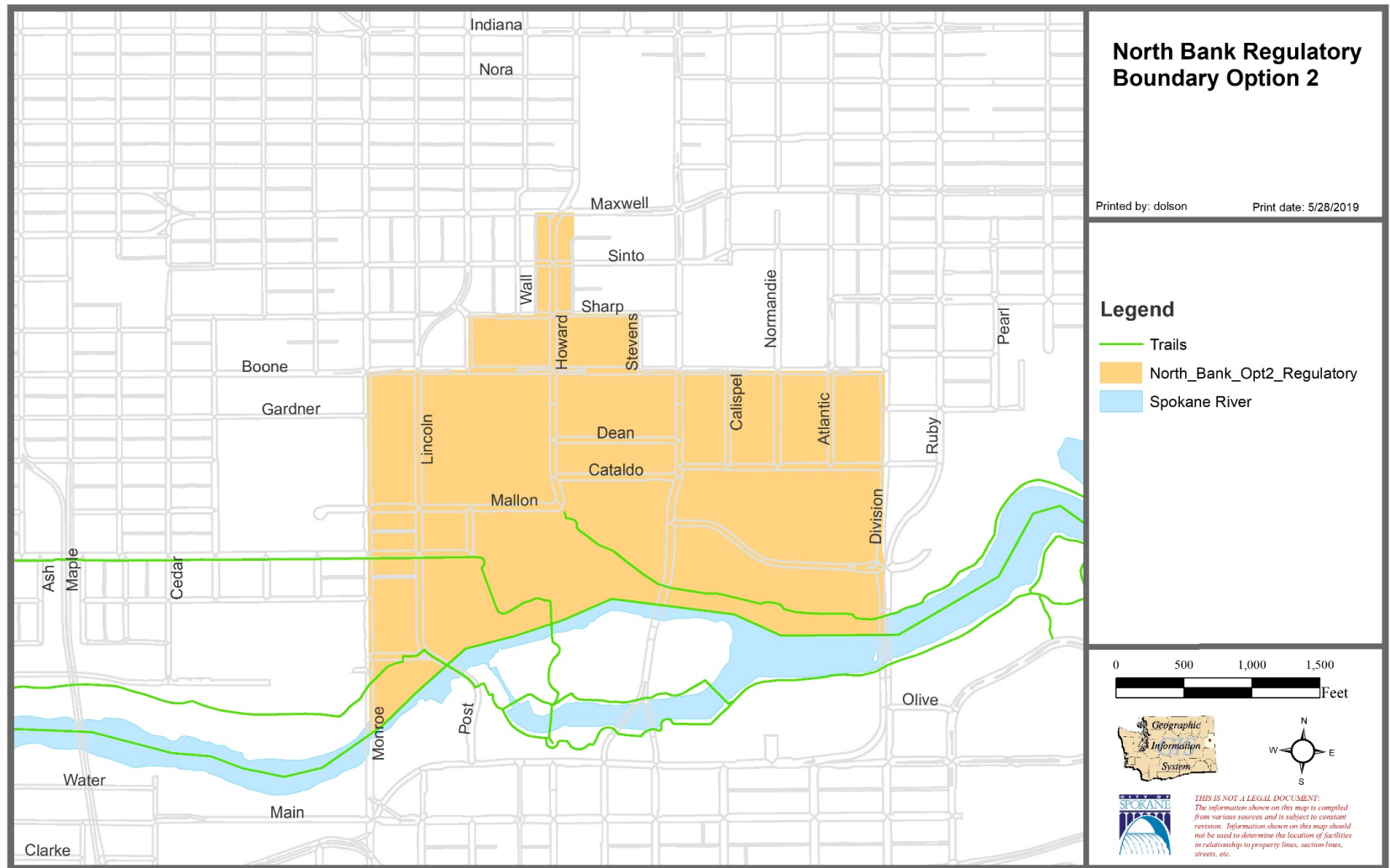
Draft Preferred Scenario Concept



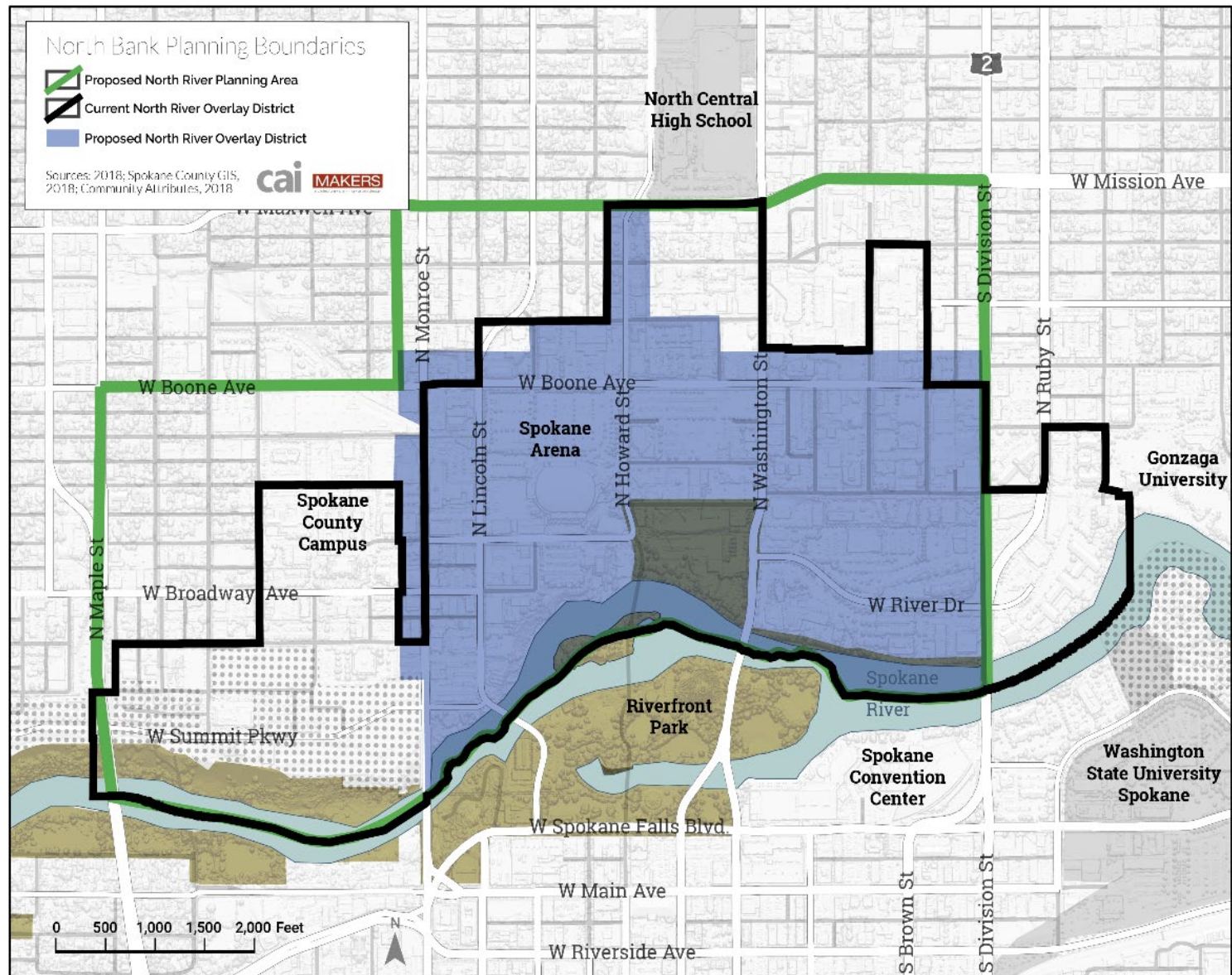
Development Standards Overlay – Existing Boundary



Boundary Alternatives – Overlay #2

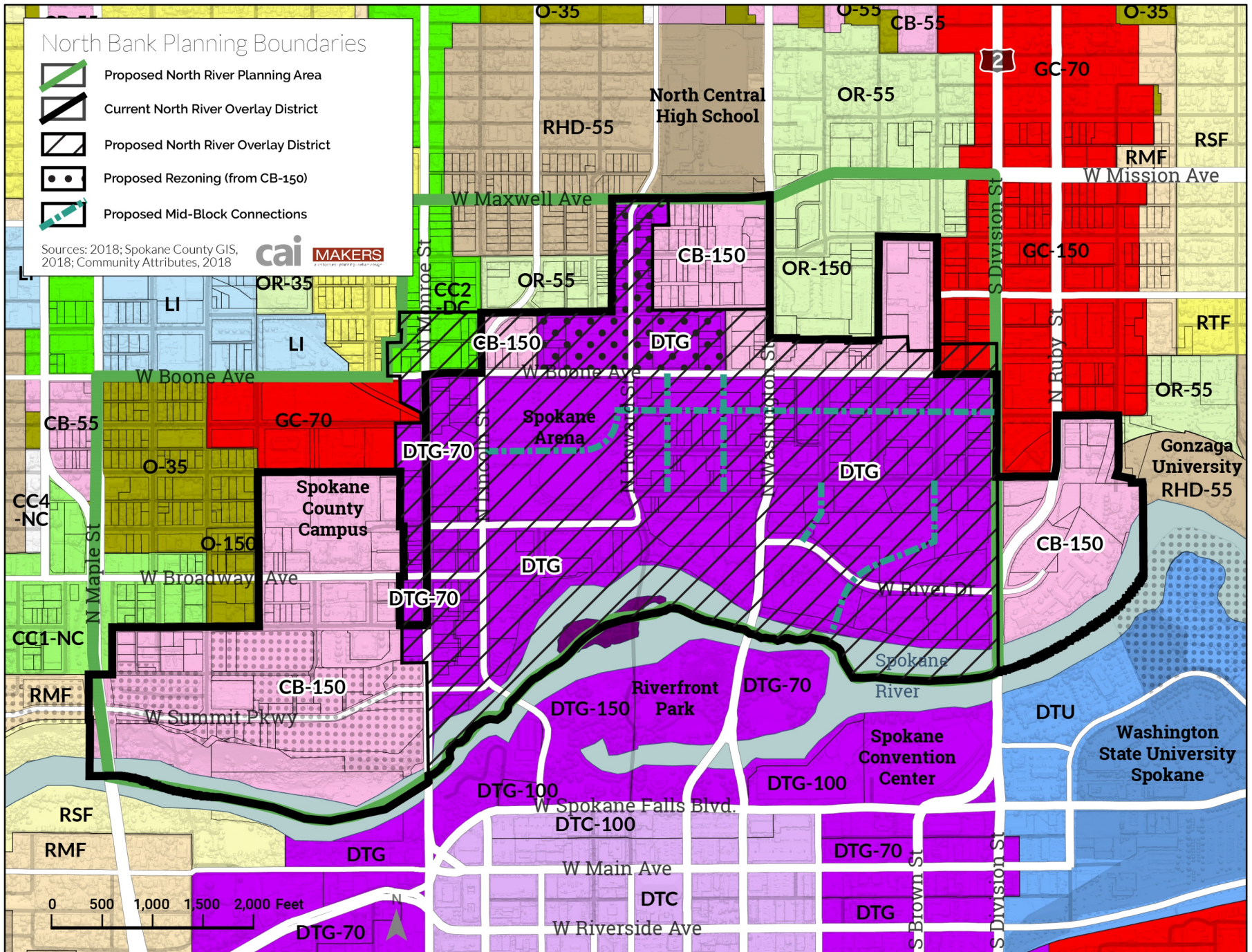


Boundary Alternatives – Recommended Overlay & Planning Area



 Proposed Mid-Block Connections

cai **MAKERS**
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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.

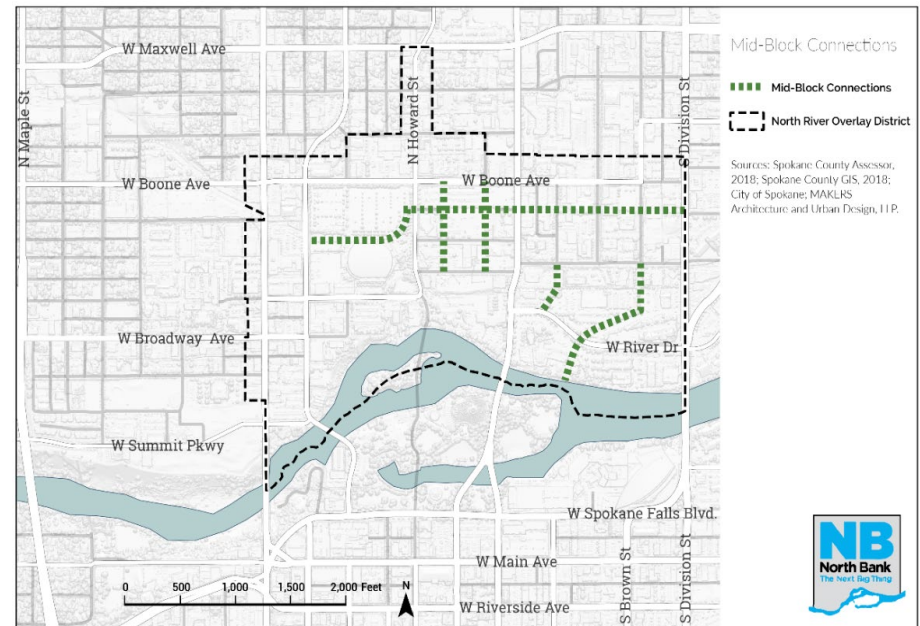
- The concept improves North Bank connectivity to the Downtown core
- The concept provides an appropriate mix of housing types
- The concept sufficiently expands shopping and dining choices
- The concept creates an accessible and safe walkable and bikeable place

Draft Policy and Action - Regulatory 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:

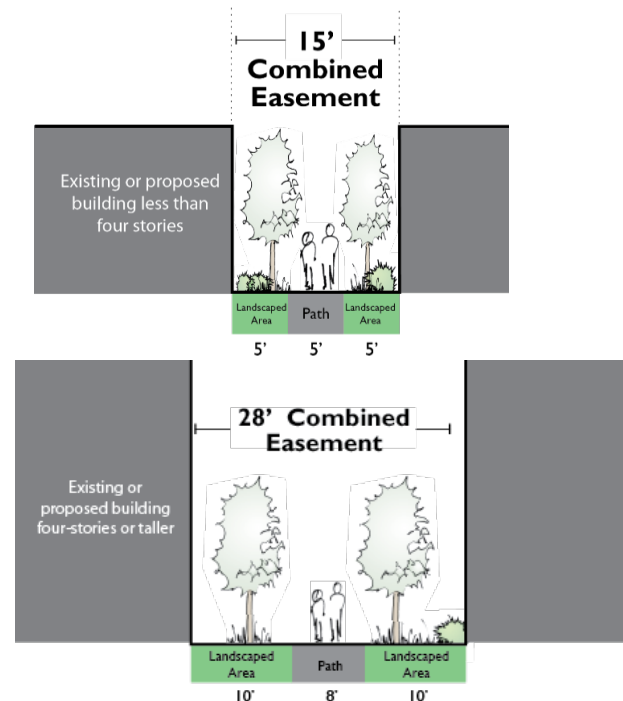
- i. Enhance the pedestrian connection between neighborhood uses and to the river.
- ii. Enhance pedestrian connectivity and circulation in areas with long block lengths.
- iii. Enhance the development character for neighborhood and residential uses.
- iv. Break up the massing of large structures and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



Draft Overlay Plan- Strategic Recommendations

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

	Adjacent Buildings (Existing or Proposed)	
Minimum Standard	Four-Stories or Taller	Less than Four Stories
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 Overlay Plan- Strategic Recommendations



Draft Policy Framework/ Action Plan

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

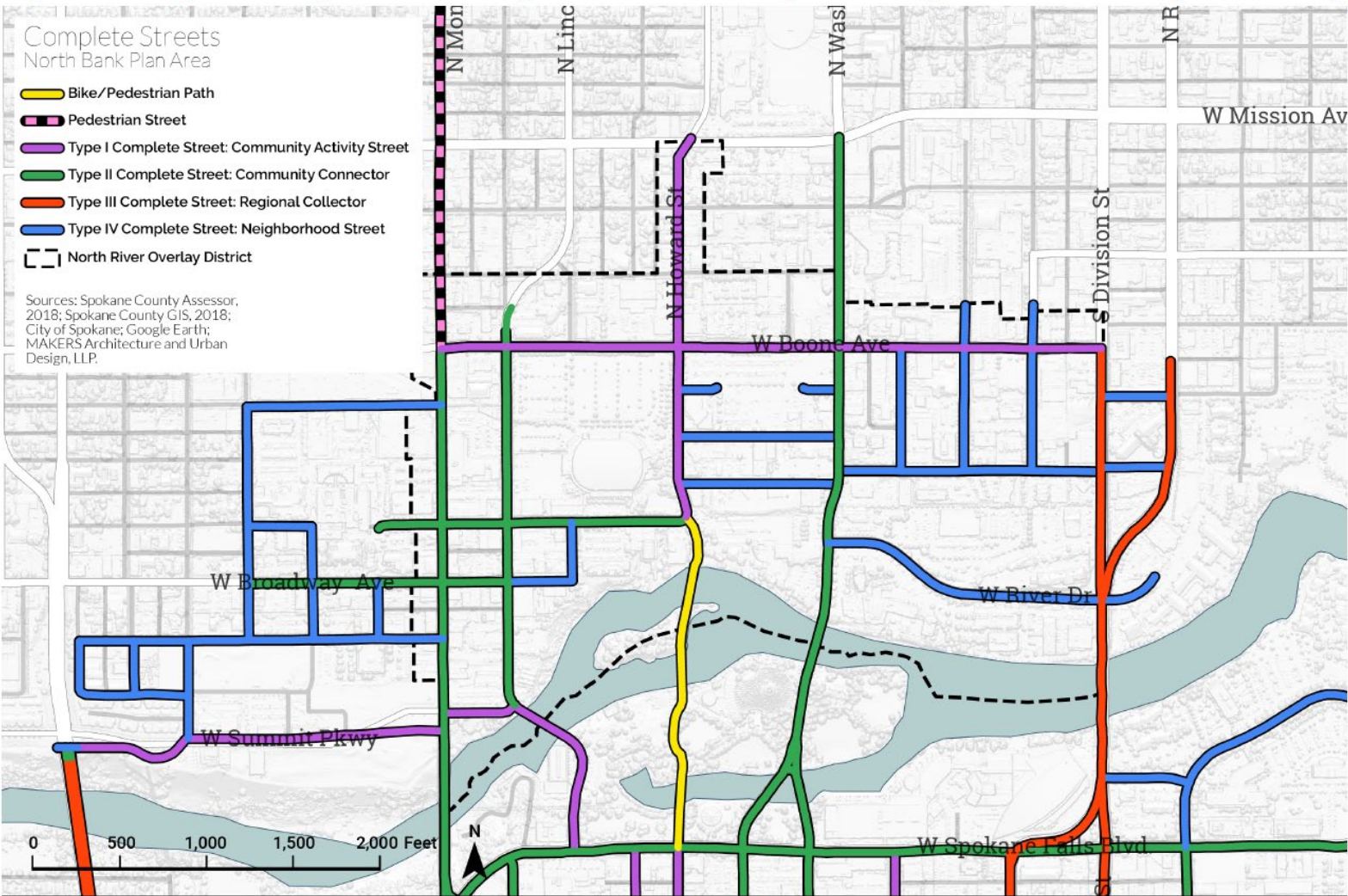
Communicate the residential vision to developers and property owners and develop a plan to link these stakeholders with available resources and incentives related to housing development. *Some cities appoint a single point of contact for development in a given neighborhood. Centralizing resources and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

Extend Complete Streets

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

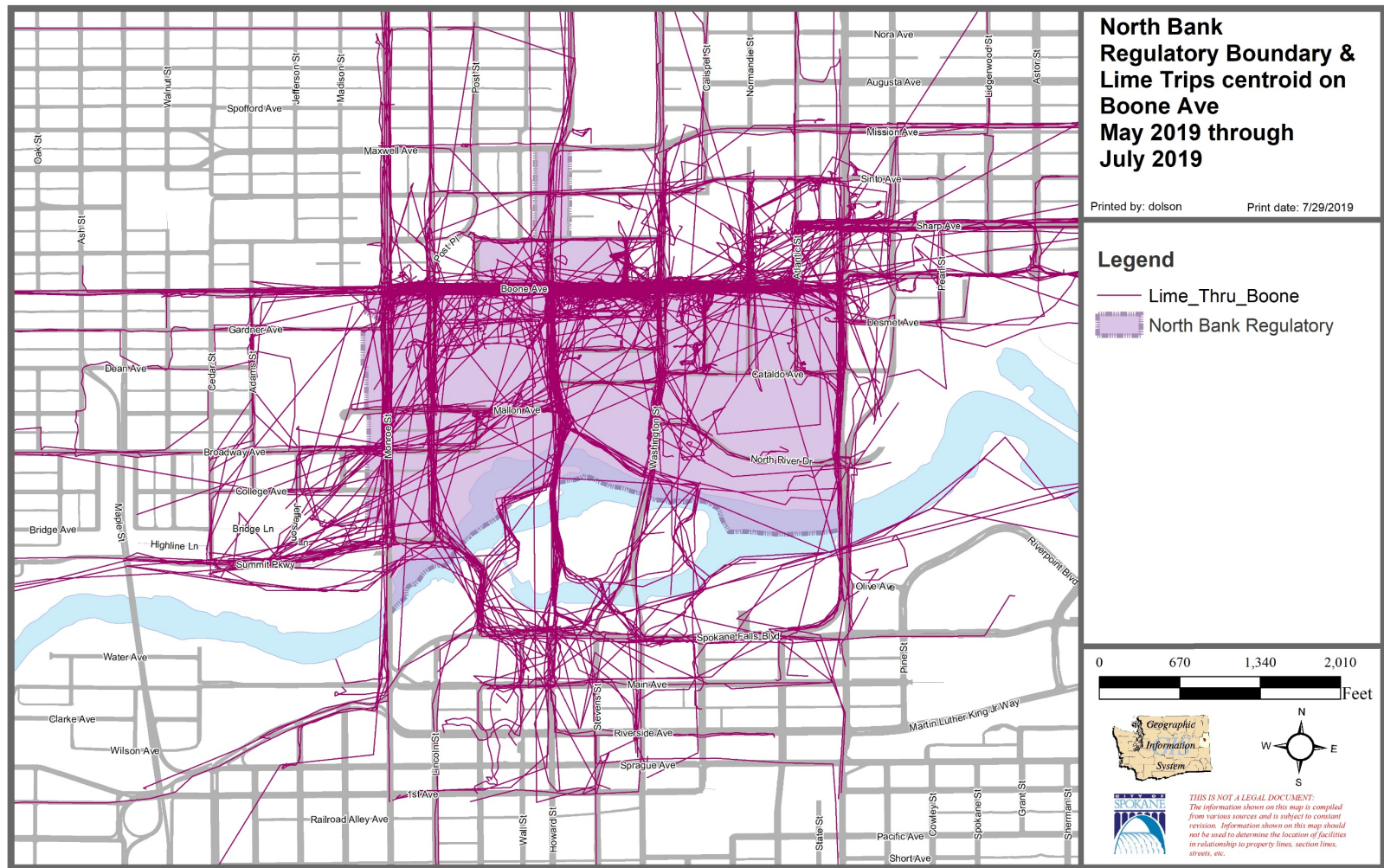


Next Steps

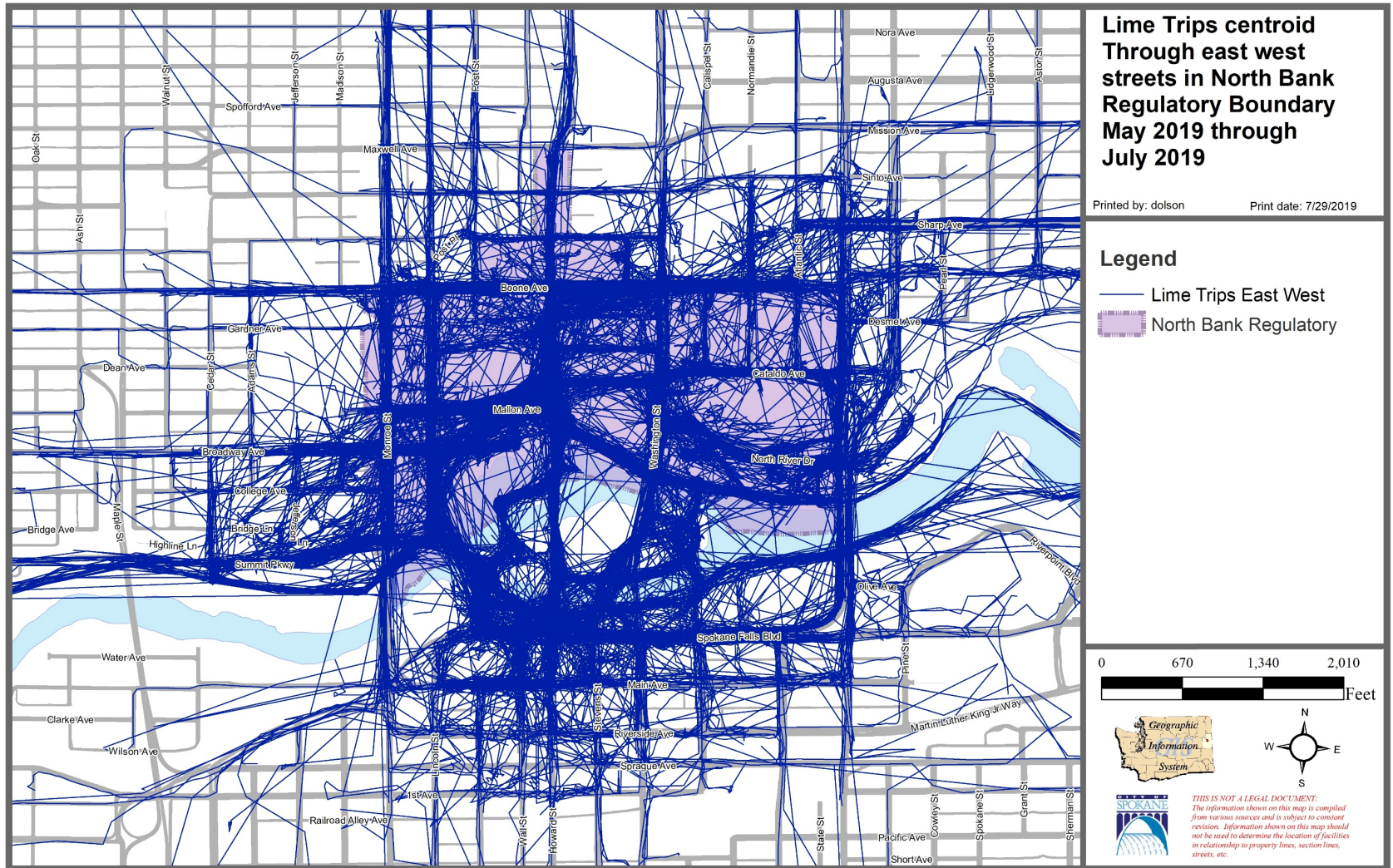
Now –

- **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

Lime Usage



Lime Usage – All North Bank



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/>

