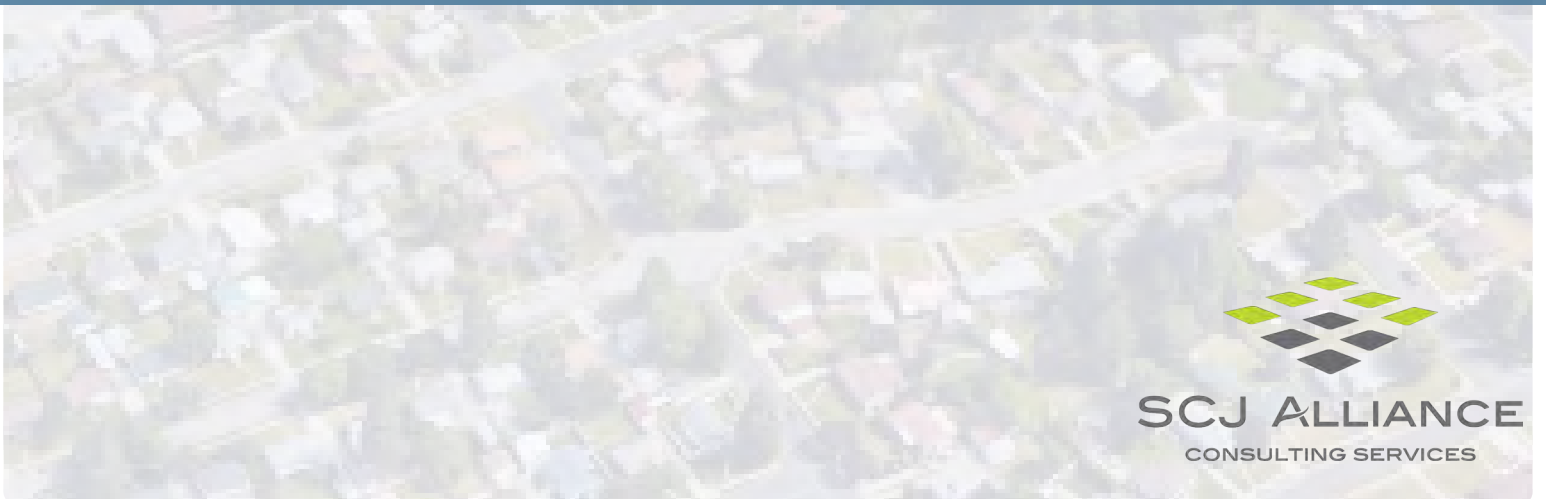




SHADLE AREA DISTRICT CENTER PLAN (CLIENT DRAFT)

Audubon-Downriver/Northwest Neighborhoods | August 2019



SCJ ALLIANCE
CONSULTING SERVICES

Table of Contents

(to be added)

The Shadle Area plan arose from the combined work of the Audubon/Downriver and Northwest neighborhoods and their shared concern for the future of this part of the community. Both neighborhood councils believe the Shadle Center has the potential to offer increased amenities for their neighborhoods, with a great deal of unrealized potential to evolve into something more complex, urban and rich in identity.

This plan focuses in on this center, suggesting ways in which the City, community and agency partners can collaborate to achieve the land use, development and transportation patterns the community desires. The plan does not mandate changes to land use designations. Rather, it suggests how change can be considered within the context of a larger vision tailored to this place. It suggests a vision and then proposes initiatives and projects that can help to achieve it.



Context and Purpose

The purpose of this plan is to establish a vision for Shadle and to provide direction for achieving that vision through action, partnership, and collaborative design. It is not a design in its own right. Rather, it makes the designer's task easier by providing solid conceptual direction. This section discusses the context of the plan, the reasons for the focus on the district center, and the influences that helped shape the conversation.

History

In 2007 the City of Spokane allocated funds to each neighborhood for the purpose of developing individual neighborhood plans. In 2018 the Audubon/Downriver and Northwest neighborhood councils decided to pool their resources to develop a long-range plan for the Shadle Area. The planning efforts were initiated in 2019 as a cooperative effort with the aim to help improve walkability, public safety, access to services, and overall neighborhood character.

Location & planning area

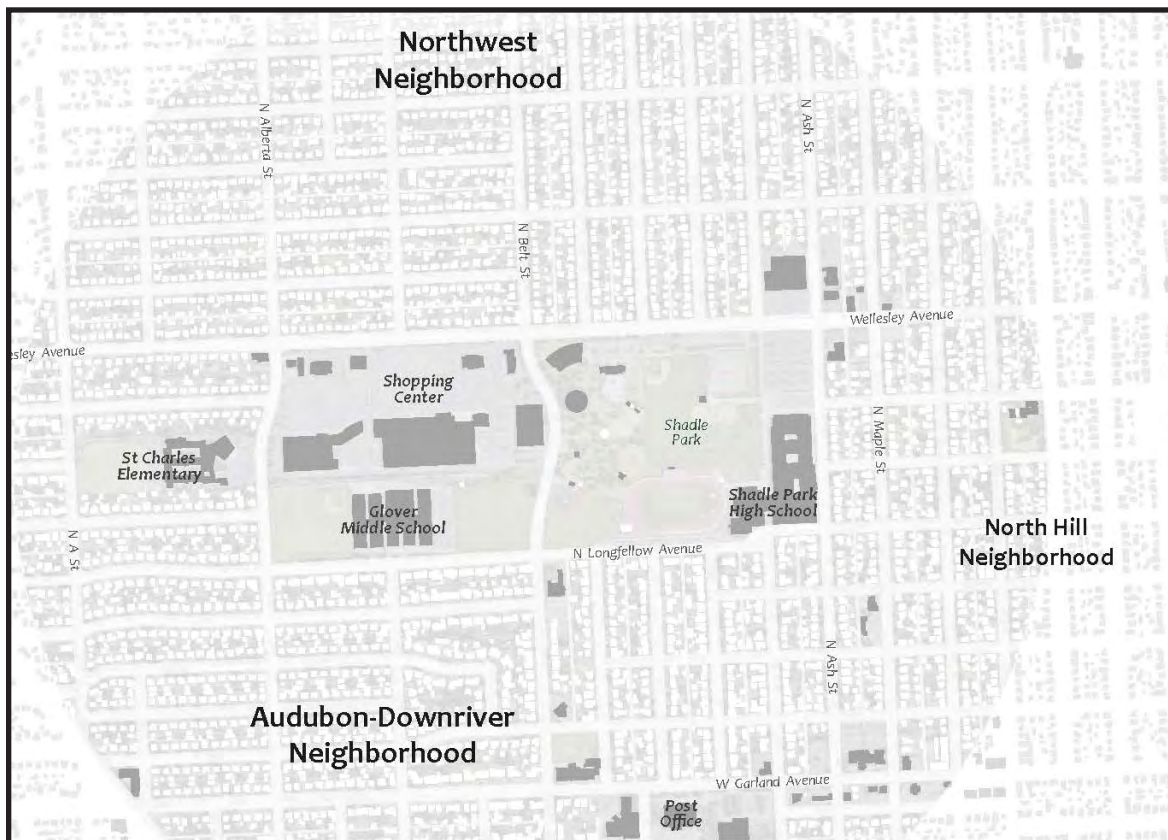
While the most intense focus of this effort has been on the potential for transforming the area bounded by Wellesley and Longfellow, and Alberta and Ash, the planning process embraced conversation about a larger area and the range of topics associated with the entire district.

The Shadle Area is located along Wellesley Avenue between Alberta and Ash (see Figure 1), and serves the northwestern neighborhoods of Spokane, but mainly the Audubon/Downriver and Northwest neighborhoods. The Shadle Area is defined by the large shopping center containing many large chain stores such as Wal-Mart, Safeway, Starbucks, and McDonald's. This area is also defined by Shadle Park, the Shadle Aquatic Center, the Shadle Branch Library, Glover Middle School, and Shadle Park High School. This area serves a large and diverse region of Spokane.

Orientation interviews confirmed that the primary focus for this plan should be the commercial shopping center, the park and the western half of the intersection of Wellesley and Ash.

Through interview conversations and a storefront studio, it was also indicated that the north edge of Wellesley should be considered as having potential for change. It also became apparent that Shadle's success is influenced by neighborhoods surrounding the Shopping Center. This suggests that the plan should address these neighborhoods and their access to the center, especially pertaining to walkability and the safety of crossing busy arterials such as Wellesley.

Figure 1: Area Context Map



Vision Statement and Components

As a neighborhood plan, this project's foundation is in the neighborhoods themselves. The process reflects that with a concentration on local dialogue, a high degree of transparency, and the outcome showing direct relationships between the results of the community's engagement and the plan's final recommendations. Based on the process, detailed in the following section, this plan pursues the following vision.



Vision for Shadle:

In the year 2040...

Shadle is a complex, mixed-use, compact, identity-rich district center where people can live, shop, dine, attend school, work and relax, all within an easy, pleasant, and safe walk or bike ride. Recognizing that not all needed services will be located in this center alone, the district center also emerges as an important element of the public transportation system, with frequent, accessible and intuitive connections to other district centers and employment opportunities throughout Spokane. The district center's relationship to its surrounding neighborhoods are enhanced, too, with convenient and safe pedestrian crossings of Wellesley Ave and functional and safe sidewalks within the neighborhoods facilitating non-motorized travel to and from the center's core.

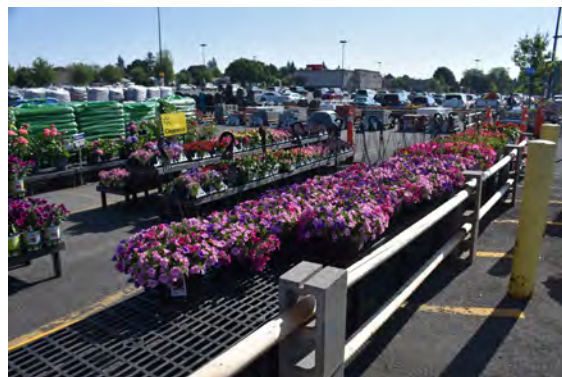
The Shadle area will gradually transform into a district center, with a variety of residential development types, retail at multiple scales and a close relationship to the parkland, neighborhoods, churches, and schools that ring the retail core. Since this transformation will be incremental, investment to stimulate it and shape it must also be incremental, timed, designed and located to optimize transforming efforts and entice private investment along the transformational path.

Key elements

Wellesley Avenue

Wellesley will become a slower thoroughfare between Belt and Alberta. While still accommodating regional traffic flows and freight mobility, vehicles will move more slowly along the frontage now associated with the retail Shadle Center. The street will also feature increased amenities, creating a quality street environment conducive to a mix of retail and residential uses fronting along the new boulevard on the quarter-mile stretch. An underlying principle will be to create a street segment that is quiet, pretty, safe for pedestrians and flexible, providing a range of development opportunity compatible with a more dense, urban pattern.

East of Belt, Wellesley will evolve into a street that's easier to cross – both on foot and in a vehicle – to emphasize and facilitate connection to the center's northern neighborhoods. While traffic speeds may be higher here than between Alberta and Belt, pedestrians and transit users visiting the park and



attending the high school should feel safe making a crossing where it is convenient for them.

Belt St

Now functioning as a partition between the retail center and Shadle Park, Belt will be reimagined to become more of a unifying feature, encouraging and celebrating the connections between shopping, living, learning, socializing, and play. To do this, the street will need to focus on slowing vehicular traffic, facilitating pedestrian crossings at appropriate locations, and providing an environment that facilitates a variety of transportation functions and social interactions. While Wellesley adopts more of a “main street” attitude, Belt adopts one of multi-purpose community space. Vehicles are welcome, but the priority is shifted to favor the slow, unpredictable, and community-oriented movement of people.

Shadle Center

Shadle center continues to provide retail services for the neighborhood, district and region, but the shape of the center changes over time to generally decrease the amount of surface parking and reorient retail storefronts to create an exciting and attractive public space. Now designed by the geometry of parking, the transforming center will become designed by the geometry of place, creating an identity-rich retail and housing mix that fulfills the comprehensive plan’s expectations of a district center. This may take years to achieve, but investments now in retail center

enhancements as tenants come and go can be made with this future in mind.

The southern edge of the retail center property presents several challenges. Now a service corridor, accommodating truck loading and fire access, it sits approximately 20’ above the middle school property to the south. But its future may provide for a space more friendly to pedestrian use, linking the school property to the transforming retail center and creatively mixing service access with increased pedestrian connection.

Shadle Park

Shadle Park has a long history as a large recreational open space serving the needs of the surrounding neighborhood. More recently, Shadle Park has expanded its draw, adding the regional library and water park to serve residents throughout Spokane. A portion of the park also became a restricted-use baseball diamond. Shadle Park High School also constructed a new athletic field and bleachers. These improvements have effectively ringed the park, and the park’s center has largely been left to serve other community recreational needs as they may appear. The district center’s evolution will demand a bit more intention in the way Shadle Park is planned, improved and managed, creating a more unifying approach to the park’s function.

As Belt transforms, Shadle Park must also evolve to be an appropriate companion. It should provide clear and safe access into

the park's interior, encouraging cross-park pedestrian travel at all hours to complement high school activities and enhance the neighborhood's experience of the park space. It should also reconsider its interface with Wellesley and the need for residents from the north to access the park's facilities.

Longfellow Ave

High school traffic continues to use Longfellow, but the high-intensity flows that clog its intersection with Belt are mitigated by the change in Belt's character and by the installation of traffic controls to more effectively meter high school traffic through the intersection and to disperse it as appropriate across the network.

Alberta St

Little on Alberta changes, except for the enhanced accommodation of pedestrians. Pedestrians will be able to walk along the street safely and to cross it safely...either at Longfellow or at intermediate locations to access the retail center. In addition, pedestrian improvements will be incorporated into reinvestment strategies for those projects developing along the street, ensuring that pedestrians on Alberta have safe and inviting routes into the middle school, church, professional offices, and retail uses along its edges.

Housing

Intentional incorporation of higher density housing within the center's core will increase the variety of

housing types available in the district, and will promote increased pedestrian use of the entire district center. Additionally, inclusion of opportunities for assisted living within the greater center will recognize that the neighborhood's aging population could benefit from this type of facility within the neighborhood with which they are familiar.

Plan for Shadle 2040

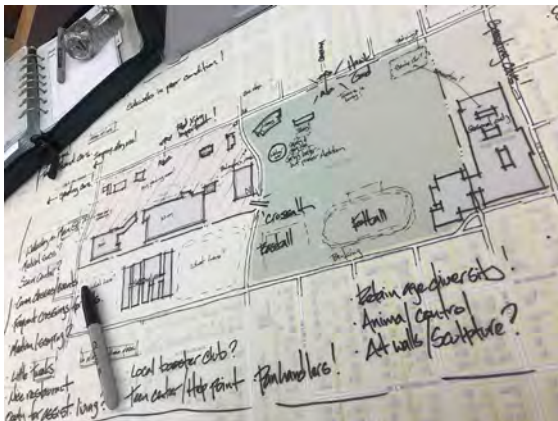
Transformation requires investment, and investment requires a compelling reason. Beyond what change the market may drive, this plan suggests investments to influence the shape, function, activities and identity of the Shadle district center. It proposes an evolution guided by larger community aspirations, with individual strategic actions the City can take to direct the types of change that are likely to occur.

To sort out those strategic actions - and to ensure the outcome is consistent with what this process has generated – the plan is based on the vision for the district center’s transformation.

Shadle's neighborhoods today rely on the district center for a variety of services, including retail shopping, education, recreation, cultural activities, professional offices, employment, and access to a transportation system connecting this part of town to the rest of Spokane. That transportation system also brings people to Shadle from other areas, whether they are commuting through

Shadle to Spokane's job centers, shopping at the retail stores, visiting the park or attending Shadle Park High School. The district center serves the neighborhood's needs, and it also plays a larger role. Its commercial, recreational, and institutional uses draw from the surrounding region, making it a busy place with a broad audience.

And that will likely continue, even as market forces change.



Principles

The community is eager to see an effective strategy in place to manage the coming change. There are several principles that reflect the community's core values, with each finding a home in the Shadle vision and this district center plan. Based on the interviews, conversations at the studio, workshop results, community input at the concert series and public rollout, this plan embraces the following principles:

1. Keep the place safe
2. Embrace and enhance characteristics that shape Shadle's identity
3. Recognize the local and regional importance of the Shadle area
4. Allow residents to remain in the neighborhood, even as they age
5. Serve the shopping, educational, social, and recreational needs of nearby residents
6. Keep retail prospering

These underpinning principles – also incorporated as key goals in this plan – hint at actions the City and community can take to manage future changes in ways that shape Shadle's evolution. As the plan is implemented over the coming years, Shadle will emerge as a:

Busy, more intensely developed place

Spokane is growing, and new demographic shifts indicate that more households are choosing environments that are more urban, where the social and economic lifestyle favors diverse experiences, reduced land consumption, and less reliance on personal autos. Spokane's response is to enable development in its "centers and corridors" that addresses these emerging desires. Shadle is one of these focus areas, and the infrastructure – both in policy and in pipes – exists to support increasing levels of intensity here.

Diverse mix of retail, services, residential, recreational and institutional uses

But being busy isn't enough. It's important that the increasing level of intensity responds to the desires for increased variety of living experience. While population growth is a factor of housing, Shadle's quality of life awaiting those new residents will largely be determined by the diversity of land uses within the center and its immediate surroundings. Balancing housing growth with related investments in commercial, transportation, recreational and institutional elements is crucial, ensuring those who live in Shadle continue to enjoy the experience.

Center that is clearly identified as a place, identity-rich and active

Even if Shadle's future growth is matched by an increasing diversity of land uses, it remains important to the community that the growth and diversity retains and enhances some of the characteristics that make Shadle a special, identifiable place. This can take the shape of tailoring the area's streets to more closely match the needs of Shadle's residents and businesses, slowing the pace, adding detail, keeping things safe, and rewarding the experience of simply being there. That will include orienting land uses, street designs, and open spaces to celebrate the community experience, enriching shared spaces and encouraging interactions among the people living in, shopping in, or visiting Shadle.

Spokane neighborhood where residents can live their entire lives, with family members close by

Even now, Shadle residents tell stories of having lived in the neighborhood for decades. Others are more recent arrivals, hoping to raise families here or benefit from the special blend of quiet and convenience Shadle offers. This neighborhood helps households set their roots, but it will be improved both by adding the richness and diversity this plan envisions and by increasing the variety of housing type available in the district center. Addition of townhouses, apartments, and senior-living options within the center will allow a wider appeal to households of varying economic and physical needs. Some units will be affordable to those who work in the retail shops within the center, others may meet the needs of those looking to downsize from their larger, single-family homes nearby, and still others may allow those who've raised generations of family in Shadle to continue living in the neighborhood they love as they, in turn, age and need help.

In navigating the path toward the vision, this plan presents a set of guiding principles. These principles informed the creation of suggested goals, policies, and implementation actions.

In addition, goals and policies from the existing Spokane Comprehensive Plan were analyzed and used to inform the policy framework presented later in this plan.



Demographics

The City of Spokane ran a Buxton Report in August 2017 on the area within one half- mile of the intersection of Wellesley and Cannon to get a clearer and more focused snapshot of the people who reside within and near the district center and who would likely comprise the population interested in accessing the center by car, on foot or by bike. Within the Buxton Report study area, 4.5% of households do not have access to a vehicle. At approximately 2.43 people per household within the study area, this translates to 170 people that do not have access to a car within the direct vicinity of the District Center, making up 1.1% of the total population in the study area.

Select Characteristics

Table 1 and Figure 2 show some select demographics for the Shadle Area, the Audubon/Downriver neighborhood (ADNC), the Northwest neighborhood (NWNC), and the City of Spokane.

Compared to the larger Audubon-Downriver and Northwest Neighborhoods, the community around the Shadle area is more diverse and younger. Though, when compared to the entire City of Spokane, the area is less diverse and slightly older.

The Shadle Area also has a smaller household size and has a higher percentage of owner occupancy than its surroundings.

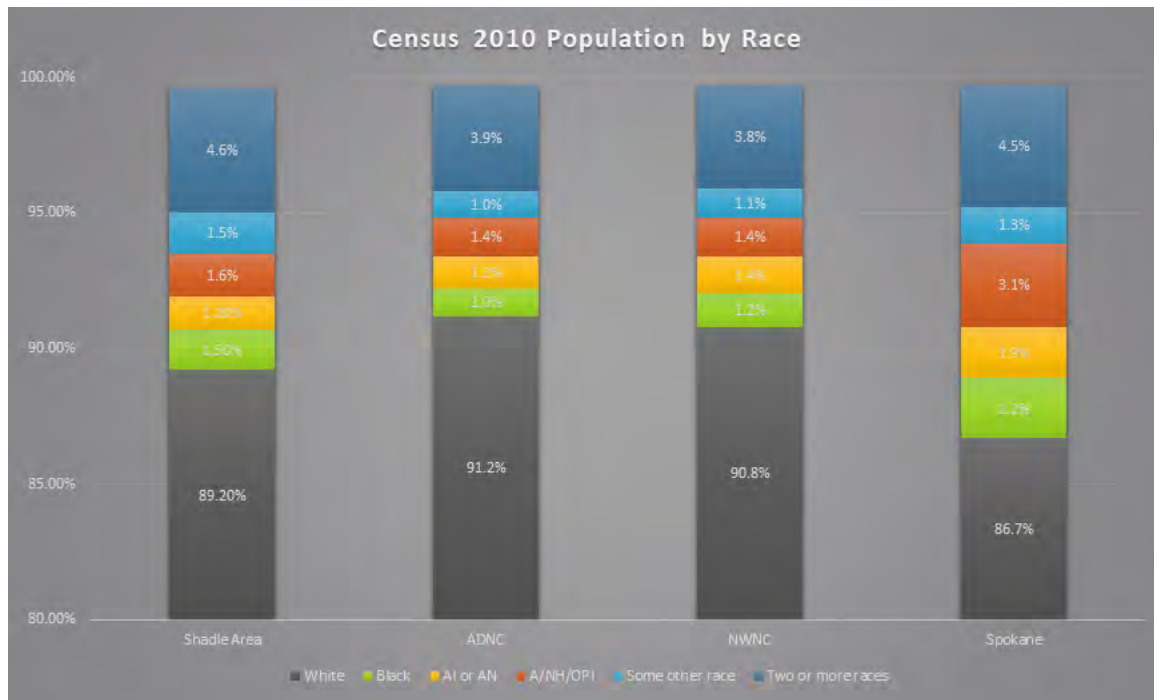
Shadle's education levels and median income are about on par with the surrounding neighborhoods, all of which have higher median incomes than that for the city as a whole.

More details about the demographics for the Shadle Area, Spokane, and the Audubon-Downriver and Northwest neighborhoods can be found in Appendix B.

Table 1: Area Demographics

	Shadle Area	ADNC	NWNC	Spokane
Median Age	35.6	38	37.6	35.1
Median Household Income	\$47,064	\$48,110	\$47,070	\$38,622
Owner Occupied	60.2%	59.6%	57%	42.2%
Population of High School Graduates	94.8%	95.5%	95.3%	92.2%
Population with a Bachelor's Degree	28.0%	33.0%	25.0%	29.4%

Figure 2: Population by Race



Housing

The neighborhood also features an extensive stock of smaller, more affordable homes arrayed along gridded streets, making Northwest one of Spokane's best areas for young families to consider as the city grows.

Residential densities are similar to other single-family neighborhoods, but house sizes are smaller, generally ranging from 1,200 to 1,500 square feet, with two bedrooms.



Existing Conditions and Community Assets

Spokane's Northwest and Audubon-Downriver neighborhoods are well-established and have been part of the city's urban fabric for many decades, but as a new wave of growth takes hold, fresh energies—and fresh expectations for each neighborhood—are beginning to emerge.

In Audubon-Downriver, fresh commercial uses along Northwest Boulevard are energizing the corridor, concurrent with a general sense of “rediscovery” of the area's rich urban fabric and assets. There's a sense that it's time to envision the next phase of the area's evolution—embracing the historic, the mid-century and contemporary character found in various portions of the neighborhood.

Spokane's Northwest neighborhood is also seeing growth and reinvestment. Glover Middle School and the Shadle Branch of the Spokane Public Library are each about to undergo major renovations, creating opportunities to reimagine how the Shadle District Center feels and functions. In addition, recent direction from School District 81 promises extensive changes associated with Joe Albi Stadium to the northwest, making it—along with the already-busy Dwight Merkel Sports Complex—a key hub for organized sporting events citywide. These factors contribute to the larger regional function of this district, and highlight its importance to the Spokane area as a whole.

Community Asset Inventory

The following is a list of some of the existing assets in and around the Shadle area. These assets add recreational, educational, economic, and/or cultural value to the community.

- Shadle Public Library
- Shadle Park
- Shadle Park High School
- Glover Middle School
- John A. Finch Elementary School
- Browne Elementary School
- Shadle Shopping Center
- Audubon Park
- Joe Albi Stadium
- Dwight Merkel Sports Complex
- Drumheller Springs
- Downriver Golf Course
- Northwest Boulevard commercial corridor
- Community churches

These assets help define the area, and will be important to enhance or maintain as the neighborhoods grow and change. It is also important to understand how these assets fit into the larger context of the area as well. The following sections discuss the existing conditions in the Shadle Area in order to provide a sense of what the area currently offers, what its main issues are, and where opportunities present themselves.

Existing Land Use & Zoning

Most of the Shadle Shopping Center is currently zoned as a Center and Corridor Zone Type 2 (CC2), which “promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile”. This zoning type also allows incentives that encourage higher floor area ratios in exchange for the provision of greater public amenities. The eastern-most edge of the shopping center, including the McDonald’s, Dollar Tree, and Cops Northwest center is zoned as Center and Corridor Type 1 (CC1), which highly promotes pedestrian orientation and puts limitations

on auto-oriented activities. The surrounding area is mostly designated as Residential Single Family zoning, with a few pockets of Office and Neighborhood Retail zones on the edges of the planning area.

Within the study area, designated land uses include general commercial (Shadle Shopping Center), institutional (Shadle High School and Glover Middle School), and open space (Shadle Park and Library). These different land uses create a dynamic district center that sees activity at all hours of the day. Planning in this area must take into account and respect the needs of all land use types that make this area the active district center that it is.

What is a District Center?

The Shadle Area is designated as a District Center on the Spokane Comprehensive Plan’s Future Land Use Map. According to that plan, District Centers are usually located at the intersection of principal arterial streets or major transit hubs.

District Centers offer a wide range of retail and service activities. They should also include plazas, green space, and a civic green or park to provide a focal point for the Center. Urban design guidelines of the Comprehensive Plan are used to promote compatible mixed land uses. Housing density should decrease as the distance from the District Center increases.



Transportation

The Shadle district center is currently served by the North-South routes of Alberta Street, Belt Street, and Ash Street, and the East-West routes of Wellesley and Longfellow Avenues. The configuration and layout of these streets can be seen in Figure 3 below.

Wellesley is a principal arterial that runs east-west through the district and provides the main traffic flow to the shopping center, the library, and the park. It also has the highest traffic count of the five streets in the study area. Wellesley between Alberta St. and Belt St. consists of four travel lanes and a center turn lane, and has an average daily traffic volume of about 14,000 trips. Between Belt St. and Ash St. there are approximately 18,000 average daily trips.



Figure 3: Shadle Streets



Table 2 describes the current transit, pedestrian, and bicycle facilities for each of the streets in the study area. The City already has some existing plans for improvements on these streets, which can be found in the Existing Plans section. Additional pedestrian improvements are suggested to improve the connections within and to the outskirts of the area.

Transportation within and around the area has some challenges and many have voiced safety concerns. Respondents to the public survey overwhelmingly thought that the area should incorporate more walkable and bikeable street design and that access and connections should be fairly open to adjoining areas.

This is a major regional node that attracts many local destination trips as well as travel-through regional trips, which presents some unique challenges when coordinating the different modes and purposes of transportation within the Shadle Area.

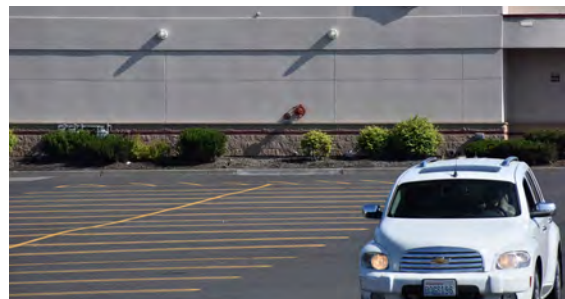


Table 2: Inventory of Shadle Area Streets

Street Name	Classification	Signalized Crosswalk	Painted Crosswalk	Bus Route	Current Bicycle Infrastructure
Wellesley Ave.	Urban Principal Arterial	@ Alberta @ Ash @ Belt	N/A	Route 33	N/A
Belt St.	Urban Major Collector	@ Wellesley	N/A	N/A	Commuter/ Recreation Route
Alberta St.	Urban Minor Arterial	@ Wellesley	@ Heroy @ Longfellow	N/A	Shared Roadway
Ash St.	Urban Principal Arterial	@ Wellesley	@ Longfellow @ Heroy @ Princeton	Route 23	Shared Roadway
Longfellow Ave.	Urban Local Access	N/A	@ Nettleton @ Oak	N/A	N/A

Planning Process

The suggestions in this plan were the product of a series of outreach efforts involving various stakeholders and members of the public.

The outreach process followed the following timeline:

March 2019:

- Community Interviews with select stakeholders

May - August 2019

- Online Community Survey

June 2019:

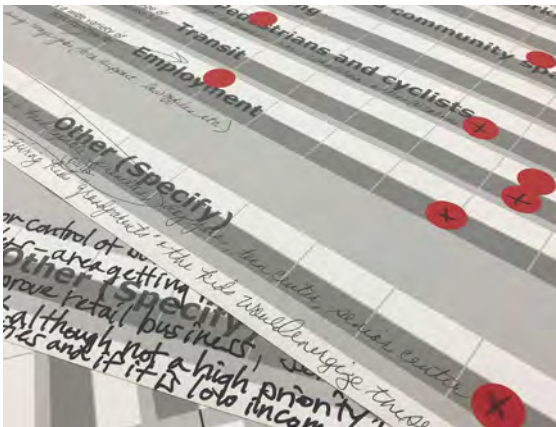
- Planning Studio at Shadle Library
- Vision Workshop at Glover Middle School
- Scenario Workshop at Shadle Library

July 2019

- Concerts in the Park outreach

August 2019

- Public Open House



Process Highlights

The planning process resulted in the goals, policies, and suggested actions in this plan. The summary of the full public outreach process can be found in Appendix

Online Community Survey

The online community survey, which turned out 373 respondents over a few months time, provides the most compelling evidence that the community supports the ideas in this plan.

The large majority of respondents said they lived in the Shadle area and specifically within the zip code 99205, which surrounds the Shadle area.

A large majority of respondents were homeowners, and about half of respondents have lived at their



current residence for over ten years, suggesting there is a strong sense of established community in the Shadle Area.

The most popular responses for how respondents use the Shadle Area include shopping or accessing services, frequenting the restaurants and eateries, visiting the library, and visiting the park.

Below are some general sentiments from the survey about how respondents view the Shadle Area:

- Respondents generally felt that Shadle had a small-scale neighborhood feel versus a regional draw.
- Respondents felt that the character of the district felt generic and that there is not a sense that the district is a desirable destination.
- Respondents felt that the Shadle area should strive to create an identity that would provide a neighborhood feel.
- Respondents strongly felt that public safety could improve in the area.
- Respondents felt that the current development pattern of mainly single-family homes was adequate, versus creating a wider diversity of housing choices in the area, but this was not a very strong sentiment overall.
- Respondents generally felt that the Shadle area should incorporate walkable and bikeable street design rather

than continue to be focused mainly on cars as the main mode of transportation.

- Respondents generally felt that the area should be fairly open and there should be a high degree of connectivity between the different sections of the area (i.e Shadle park, library, schools, etc.).

Survey Responses

Survey respondents gave their opinion both about things they like in the area, as well as about what they thought could improve.

What are things you like about the area?

"I like the variety of shops, the sense of community, the park, and the library."

"Easy access to other areas of the city, smaller houses, public amenities, neighborhood atmosphere."

"The Green Space"

"Convenient shopping close to home."

"Traffic isn't too bad most of the time."

What opportunities do you see for improvement of the overall character of the area?

"More local businesses!"

"Reduce auto dependency by improving walkability."

"Beautify the Shadle Shopping area."

"Improved accessibility for those using various modes of transportation."

"Better use of the park"

"More multi-family homes would improve the nature of the area."

Creating an Active Place

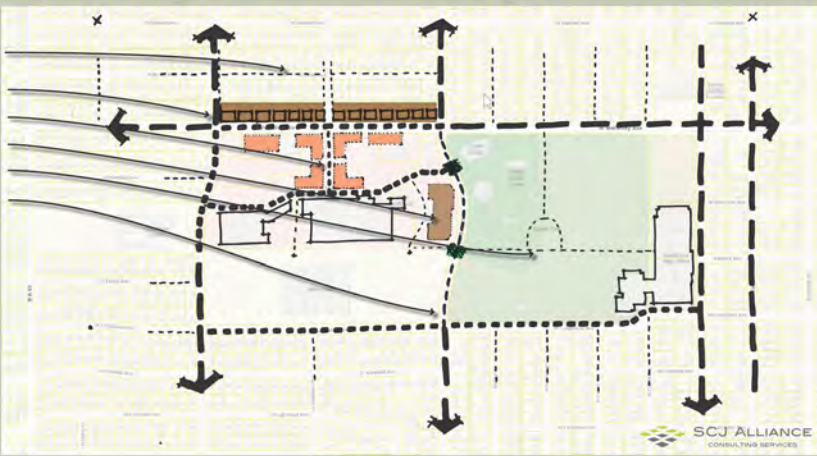
Overall, survey respondents supported the transformation of the area into a more neighborhood-oriented retail center with mixed uses, a variety of housing, safer public spaces, and enhanced transportation facilities, which gave this plan the ability to suggest a plan that followed the "Creating an Active Place" scenario. This scenario was one of three presented throughout the public outreach process.

The full survey results can be found in Appendix A.

More details about the public outreach process and results can be found in Appendix E.

Creating an Active Place

Mix housing variety, shopping, schools & parks in a compact, urban center...



Improved sidewalks linking the neighborhoods to the center
Townhouses fronting on Wellesley
New development pattern potential
Mixed residential over retail
New pedestrian connections
Calmed streets

Actions/Initiatives:
Slow traffic on Wellesley and enhance the street between Alberta and Belt.
Make Belt pedestrian oriented between Wellesley and Longfellow.
Create space inviting families and individuals to linger in the Shadle District after shopping and eating.
Create a park master plan with a focus on the interior area of the park.
Improve public transit stops and dedicate space and infrastructure for pedestrians and cyclists.
Redevelop or re-orient storefronts and small shops closer to the street.
Incentivize a wider variety of businesses to locate in the area.
Create a place for the "community," bringing together a variety of age groups, specifically providing space and activities for seniors.

...making things available within an easy walk.

This approach focuses on fundamental change in Shadle, reshaping Wellesley to function as an identity-rich main street and establishing the foundations for an even greater diversity in housing, retail, and civic uses. It suggests an active transition into higher-intensity housing – like townhomes or flats – along arterials and an increased awareness of arterial street corridors as components of the public realm.



Plan and strategy

This district center plan builds upon previous work performed by the City and the two neighborhoods. Much of the center's policy foundation can be seen in the City's comprehensive plan, providing direction to this effort and establishing a context within which the center should function. Relevant policies from the Spokane Comprehensive Plan can be found in Appendix D.

Shadle Policy Framework

This section presents the goals, policies, and actions that will guide the implementation of this plan. The goals, policies, and actions are connected because they are interrelated, with actions and policies forwarding multiple goals. These items are consistent with the policies from the Spokane Comprehensive Plan, as referenced above.

Policies are nested under each goal. Some policies are repeated under multiple goals due to their ability to contribute toward multiple goals. Action item numbers are also listed under each goal. These actions can be found in Table 3 with additional information about implementing those items.

This format outlines a clear path to realizing the goals of this plan. If the action items are completed then the Shadle Area will transition into the active, diverse, neighborhood core as described in the vision for this plan.

Goal 1: Keep the place safe

Policy 1.1 Improve safety and enhance the experience for those getting around the district center by walking, bicycling, or taking public transit.

Policy 1.2 Improve overall safety and perception of safety in the district center.

Policy 1.3 Enhance connections between the different sections of the district center, allowing for a flow of people and activity throughout the area at all times of day.

Action Items: 5, 6, 8, 9, 10, 11

Goal 2: Embrace and enhance characteristics that shape Shadle's identity

Policy 2.1 Retain and enhance the characteristics that make Shadle a unique and identifiable place.

Policy 2.2 Enrich shared spaces and encourage interactions among the people living in, shopping in, or visiting Shadle.

Policy 2.3 Support building design standards that enhance the shopping experience in the district center such as buildings that front the street, provide parking in the back, and have appealing facades.

Policy 2.4 Maintain regional relevance of the area and keep it connected to and a destination for other areas in Spokane.

Policy 2.5 Enhance connections between the different sections of the district center, allowing for a flow of people and activity throughout the area at all times of day.

Action Items: 1, 4, 8, 10, 11, 12

Goal 3: Recognize the local and regional importance of the Shadle area

Policy 3.1 Support increasing levels of intensity within the Shadle Area.

Policy 3.2 Balance housing growth with related investments in commercial, transportation, recreational, and institutional elements.

Policy 3.3 Enrich shared spaces and encourage interactions among the people living in, shopping in, or visiting Shadle.

Policy 3.4 Provide incentives for local businesses to locate in the Shadle Area.

Policy 3.5 Maintain regional relevance of the area and keep it connected to and a destination for other areas in Spokane.

Action Items: 3, 4, 5, 6, 9, 10, 12

Goal 4: Welcome a diverse group of new residents as the area grows and allow existing residents to remain in the neighborhood, even as they age

Policy 4.1 Increase the variety of living experiences in and near the district center including affordable housing, assisted living, and multi-family unit options.

Policy 4.2 Balance housing growth with related investments in commercial, transportation, recreational, and institutional elements.

Policy 4.3 Retain and enhance the characteristics that make Shadle a unique and identifiable place.

Policy 4.4 Improve safety and enhance the experience for those getting around the district center by walking, bicycling, or taking public transit.

Action Items: 1, 2, 12

Goal 5: Serve the shopping, educational, social, and recreational needs of nearby residents

Policy 5.1 Support increasing levels of intensity within the Shadle Area

Policy 5.2 Increase the variety of living experiences in and near the district center including affordable housing, assisted living, and multi-family unit options.

Policy 5.3 Balance housing growth with related investments in commercial, transportation, recreational, and institutional elements.

Policy 5.4 Enrich shared spaces and encourage interactions among the people living in, shopping in, or visiting Shadle.

Policy 5.5 Provide incentives for local businesses to locate in the Shadle District Center

Policy 5.6 Support building design standards that enhance the shopping experience in the district center such as buildings that front the street.



Goal 6: Keep retail prospering

Policy 6.1 Balance housing growth with related investments in commercial, transportation, recreational, and institutional elements.

Policy 6.2 Provide incentives for local businesses to locate in the Shadle Area

Policy 6.3 Support building design standards that enhance the shopping experience in the district center such as buildings that front the street, provide parking in the back, and have appealing facades.

Policy 6.4 Maintain regional relevance of the district center and keep it connected to and a destination for other areas in Spokane.

Policy 6.5 Enhance connections between the different sections of the district center, allowing for a flow of people and activity throughout the area at all times of day.

Action Items: 3, 4, 7

Goal 7: Allow ease of flow to, from, and within the Shadle area for all modes of transportation.

Policy 7.1 Balance housing growth with related investments in commercial, transportation, recreational, and institutional elements.

Policy 7.2 Improve safety and enhance the experience for those getting around the district center by walking, bicycling, or taking public transit.

Policy 7.3 Improve overall safety and perception of safety in the district center.

Policy 7.4 Support building design standards that enhance the shopping experience in the district center such as buildings that front the street, provide parking in the back, and have appealing facades.

Policy 7.5 Maintain regional relevance of the district center and keep it connected to and a destination for other areas in Spokane.

Policy 7.6 Enhance connections between the different sections of the district center, allowing for a flow of people and activity throughout the area at all times of day.

Policy 7.6 Support building design standards that enhance the shopping experience in the district center such as buildings that front the street, provide parking in the back, and have appealing facades.

Action Items: 5, 6, 7, 8, 9, 11

Implementation Actions

Table 3 lists the specific action items that came out of this planning process. The items outline detailed actions to be taken to meet the goals of this plan. The table also designates an agency to act as project leader, who is responsible for following up on the action. Finally, the table lists whether the action is expected to be completed in the short, intermediate, or long term.

Table 3: Implementation Action Items

Action Item	Action Statement	Goal #	Project Leader	Expected Completion
1	Wellesley Ave, north side, between Alberta and Belt: Zoning review to ensure a townhouse type of housing can be constructed on the north side of the street, potentially with corner retail at Alberta and at Belt. Transition zoning west of Alberta and east of Belt should allow for a tapering of intensity back to single-family residential.	2, 4	City of Spokane	Intermediate Term
2	Shadle Center, east side: Zoning review to ensure assisted living or other, higher-intensity housing is permitted along the Belt corridor, optimizing frontage on the park and access to the new, more social, Belt Ave.	4	City of Spokane	Long Term
3	Shadle Center, internal central spine: Zoning and development regulations review to ensure a new, mixed-use central spine can be constructed along an extension of the Nettleton axis.	3, 5, 6	City of Spokane	Long Term
4	Shadle Center, regional retail: Zoning review to ensure regionally-scaled retail, in all its complexities, can be permitted...and even be expanded to include upper floor housing.	2, 3, 5, 6	City of Spokane	Intermediate Term
5	Wellesley Ave, between Alberta and Belt: New street design treatments to slow speeds to 30 mph, including narrowed travel lanes, street trees, expanded sidewalks, narrowed crossing distances where possible, enhanced transit stops, a HAWK or RRFB crossing signal at Nettleton, and other features intended to add detail, enclosure, a dynamic environment, and visual interest to this stretch of roadway.	1, 3, 7	City of Spokane	Short Term
6	Wellesley Ave, between Belt and Ash: Enhanced design treatments to accommodate flow, transition to the Maple/Ash couplet, and enhance the transit experience while also facilitating pedestrian crossing of Wellesley with a HAWK signal to access the park and transit stops. This may also include retrofitting the center median to incorporate landscaping	1, 3, 7	City of Spokane	Short Term

Action Item	Action Statement	Goal #	Project Leader	Expected Completion
7	<i>Belt, between Wellesley and Longfellow:</i> Transformation of this street to become a truly shared space, accommodating vehicular traffic while also strengthening pedestrian connections between the retail center, library, park, school, and surrounding neighborhoods, featuring a plaza-like roadway section, landscaping, narrowed travel lanes, parallel parking, a mix of pedestrian and vehicular lighting, public art, and other elements to underscore the street's relationship to the existing and anticipated land uses adjoining it.	6, 7	City of Spokane	Short term
8	<i>Alberta, between Wellesley and Longfellow:</i> Adaptation of the existing street to better accommodate pedestrians, including a sidewalk on the east side of the street, intersection enhancements at Wellesley consistent with the new Wellesley concept, and a raised crosswalk between St Charles Church and the retail center.	1, 2, 7	City of Spokane	Short Term
9	<i>Ash, between Wellesley and Longfellow:</i> New street treatments to slow vehicular speed in front of the high school and facilitate pedestrian crossings into the adjoining neighborhood, including enhanced landscaping along the street edge, a HAWK or RRFB crossing signal at Heroy, possibly with a raised section, and other features to add detail and a sense of enclosure to the street.	1, 3, 7	City of Spokane	Short Term
10	<i>Shadle Park, entire facility:</i> An updated park master plan to review recreational priorities and design access patterns to ensure safe, enjoyable access to all portions of the park.	1, 2, 3, 5	City of Spokane	Short term

Action Item	Action Statement	Goal #	Project Leader	Expected Completion
11	<i>Shadle Park, north-south axis:</i>			
	Revisiting the park's initial axial concept to better connect the interior of the park to residents living north of Wellesley, coordinating with the proposed HAWK signal there and transit stops to celebrate the park's importance and underscore its connections to the uses surrounding it.	1, 2, 5, 7	City of Spokane	Short term
12	<i>Hastings site, Wellesley and Ash (NWC):</i>			
	Zoning review to ensure potential to develop into an assisted living project or community center, permitting adequate building height to make either one financially viable.	2, 3, 4, 5	City of Spokane	Intermediate Term



Plan Details

The following plan details describe elements of the plan map. Each item is accompanied by a symbol which relates to the area on the map it pertains to.

Wellesley Avenue Reconfiguration (Street Context "A")

A

Existing Configuration (Top):

The existing configuration of Wellesley Avenue prioritizes the movement of vehicular traffic. With two travel lanes each way and a turn lane in the middle, this wide road acts as a barrier to pedestrian and cross-street traffic. Cars travel down Wellesley at fast speeds, with no barriers between the narrow sidewalks and the traffic lanes.

Proposed Configuration (Bottom):

With 77 feet of public right-of-way, it is possible to bring Wellesley Avenue down to three lanes between Alberta and Belt. This provides opportunities for wider sidewalks, street trees, and on-street parking. These street amenities will help serve the new townhomes on the north side of the street and the new street-oriented retail and mixed use on the south side. This configuration will allow for much safer conditions for all modes of travel, especially as pedestrian activity increases along Wellesley. This configuration intentionally slows traffic through this portion of Wellesley, serving the idea that this district center will be a popular destination for the neighborhood while also allowing for continuous flow to maintain regional mobility.



Alberta Street Reconfiguration (Street Context "C")

C

Alberta will provide three travel lanes, one lane for each direction along with a middle turn lane. The lanes will narrow slightly to allow for wider sidewalks and pedestrian buffer zones on both side of the street. This configuration maintains the existing vehicular capacity of the current Belt Street, while enhancing pedestrian facilities.

Proposed Alberta Configuration



Belt Street Reconfiguration (Street Context "D")

D

Belt street can be reconfigured to accommodate all modes of transportation. This option levels the street so that pedestrians and bicycles are on the same level as vehicular traffic. This helps to bridge the divide between the park and the shopping center, making the act of crossing Belt between the two halves of the district center a much safer and much more enjoyable experience. This option also allows for a much wider range of uses for the street, allowing for the potential for street fairs, food trucks, farmers markets, etc.

Proposed Belt Configuration



Enhanced Crosswalks



Painted Crosswalks

Painted crosswalks provide designated places for pedestrians to cross streets safely, letting cars know to watch out and stop for pedestrians at these locations. This plan proposes that painted crosswalks would be best suited for streets with lower traffic such as across Longfellow Avenue and Belt Street.



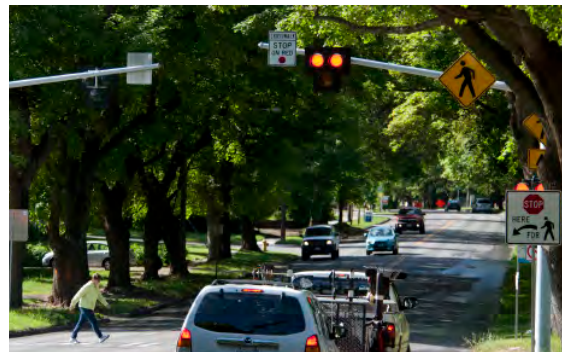
RRFB Crosswalks

Rectangular Rapid Flashing Beacon (RRFB) Crosswalks provide an extra level of awareness to vehicular traffic of pedestrians crossing the street. Pedestrians press a button that initiates flashing signs, letting cars know that someone is trying to cross the street. These types of crossings would be ideal for the designated locations on the map along Alberta St., at the corner of Longfellow and Ash, and at the intersection of Belt and Wellesley.



HAWK Crossings

HAWK crossings provide a high level of protection for pedestrians crossing the street. These signals flash red, requiring vehicular traffic to stop long enough for a pedestrian to cross the street. These crossings are ideal for streets with high traffic volumes, making them ideal for crossings across Wellesley at Cannon and at Nettleton. These enhanced crossings will provide a greater connection between the district center and the surrounding neighborhoods.



Enhanced Transit

6

Select STA transit stops in the district center for STA routes 23 and 33 will be upgraded for an enhanced transit experience throughout the area.

Relocated Bus Stops

Two Route 33 bus stops will be relocated from the intersection of Belt and Wellesley to the intersection of Nettleton and Wellesley. This strategic relocation provides bus stops at the new main entry point of the shopping center. This will help provide close access between the shopping center and transit.

Enhanced Bus Stops

The main bus stops serving this district center are those that will be relocated to the intersection of Nettleton and Wellesley, and the bus stops currently on the corner of Cannon and Wellesley. Due to their importance to the district center, these bus stops will be enhanced, providing covered waiting areas, new signage, lighting, and accessibility.



Housing Options

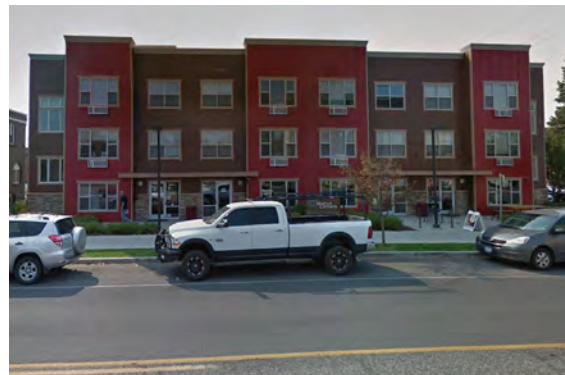
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Multi-family/Townhouses

This plan proposes a change in zoning code to the row of houses along the north side of Wellesley from Alberta St. to Belt St. The new zoning for these parcels would allow for higher density housing, such as townhouses, to eventually occupy this area. Townhouses would provide new housing options for this part of town. Townhouses would not only provide greater density of housing in the area, but would also add to the urban environment of the new district center. Townhouses lining Wellesley would face the sidewalk, providing a friendly and appealing street frontage.

Mixed Use

This plan also incorporates mixed uses into the district center. This opens the opportunity for housing as part of the mixed use structures. While the focus of these mixed use buildings within the district center will be assisted living, there is also potential that there will be other housing options as well. Locating apartments above retail and shops within the center will provide a whole new level of activity and economic demands within the center. These higher intensity uses and higher density housing help realize the goals of this district center plan.



Mixed Use Office/Retail

2

The Shadle District Center offers plentiful opportunity for an improved retail shopping experience, along with an increase in the intensity of uses within its core. This can be realized through the reimagining of the district center as a mixed use development. By altering the land use policy environment in the area, the district center can begin to transform into a mixed use development.

As established in the plan map, new buildings can be built within the district center where there is currently nothing but parking lot space, which is empty most of the time anyway. New buildings can shape a defined entryway at Wellesley and Nettleton, offering a “Main Street” feel where shops and retail line the main pathway into the center.

These new buildings, in order to satisfy the goals of this plan and the goals for district centers in Spokane’s Comprehensive Plan, will be built at multiple stories, offering potential office space, extra retail space, or residential space, above the shops that line the street level.

As these intensities increase, so will the activity in this area at all times of day. One of the advantages of mixed use neighborhoods is that there is more consistent activity, which helps improve the safety as well as the perceived safety of the area.

Mixed use developments can take many forms, but the Shadle District Center should look to the urban design guidelines set by the Spokane Comprehensive Plan.



Assisted Living

3

Throughout the public outreach process for this plan there was a significant call for the addition of assisted and senior housing in the neighborhood. The Shadle Area is very established within Spokane, and many residents have lived in their homes for decades. But, as these residents age and face health issues, many are faced with a tough decision of whether to move to an assisted living facility. Yet, currently in order to do this many would have to move away from the neighborhood they have lived in for a large portion, if not all, of their lives.

By incorporating senior and assisted living facilities into the Shadle District Center, this plan helps to provide long-term, as well as newcoming, senior residents with the option to reside in the Shadle Area and at the same time receive the services that they need.

In order to incorporate these facilities, this plan proposes altering the current zoning of the Shadle District Center to allow assisted living within the shopping center. Assisted living facilities will be incorporated into the mixed use design of specific new developments, so most likely these facilities will reside on the upper floors of structure with retail or shopping along the street level floor.

In addition to being able to locate within the Shadle Area, residents of the assisted and senior housing facilities will be within close proximity to the large range of shops and services in the Shadle District Center.

And with the improved pedestrian environment within the center, these residents will be able to easily get around the area on foot, by bicycle, or in a wheelchair.

Incorporating assisted living facilities into the district center will help create a diverse and active area. It will allow long-term residents to still feel at-home, and will provide residents with an interesting and useful surrounding.



Community Center

3

Another major feature of this plan is the redevelopment and reimagining of the site on the northwest corner of Wellesley and Ash. Currently this site's main feature is the old Hastings building, which has sat empty for a number of years. Throughout the public engagement process this site was brought up many times, and participants felt that something new needed to happen on this site.

The idea of a community center came up as something that is needed in the area many times throughout this planning process. Residents of the area felt that a community center could be helpful by offering a range of services and programs that could serve the area. Ideas for some services and programs to be included with the community center included a teen center, a senior center, medical services, a computer lab, and resources for those experience poverty or homelessness.

Through public input, it was determined that the old Hastings site would be an ideal location for this community center.

This site would easily connect with the Shadle District Center, especially with the redevelopment of Wellesley Avenue. The new community center would be within easy access of Shadle High School and Glover Middle School, whose students could easily access the new teen center.

In addition, the community center would be a close destination for seniors living in the new assisted living facilities.

This community center would also help provide a nearby location for resources for the homeless population within the area. Homelessness was identified as one of the top issues in this area, so the community center would be one step toward helping reduce the issues related to homelessness.

The community center will be something that can bring the entire district together in one location. Similar to the library, it would serve a wide range of people. Therefore, it will serve as one of the features that bring the neighborhood together to create a distinct identity for the Shadle Area.



Shadle Park

Shadle Park Master Plan

Shadle Park is at the core of the district center. The park provides a public space where residents and visitors can enjoy the various recreational opportunities the park offers. The park contains a playground, a splash pad, picnic shelters, and event spaces. The park is also home to the Shadle Aquatic Center. The park plays host to multiple other community events such as the Concerts in the Park each summer.

This plan proposes that a new master plan be developed for Shadle Park. The master plan should address the major issues with the park. Some of the major issues include safety and underutilization. Residents of the neighborhood feel that the park can be unsafe at times, which may be due to its seclusion from the street and other activity areas nearby. This could also be the reason that the park feels underutilized, with many spaces remaining empty much of the time.

The new Shadle Park Master Plan should propose ways to address these issues in order to make Shadle Park a space that brings the district center together. For example, the amphitheater space could be used more extensively for a range of community-minded events, not just summer concerts.

Improved Connections

This plan does propose that pathways to, from, and within Shadle Park be

4

enhanced in order to provide a greater sense of connectivity throughout the entire district center.

These improvements include more clearly defined pathways and signage within the park and logical routes that lead to desirable destinations within and surrounding the park such as transit stops, crosswalks, the schools, and the library.



7

Existing Plans

At the time that this plan was developed there were already multiple plans in the works that will affect the look and function of the Shadle District Center. These existing plans are outlined below.

Glover Middle School Remodel

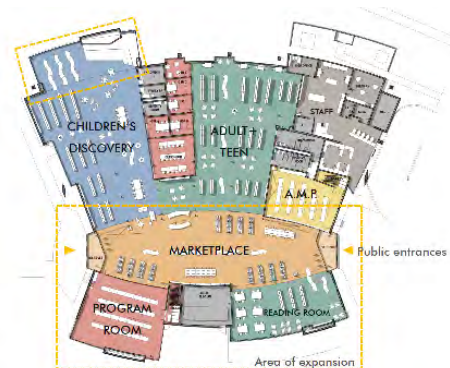
5

Glover Middle School will be rebuilt on the site currently serving as a field directly to the east of the current facility. This new school will front Longfellow Avenue and have a greater degree of connection to Belt St than it currently does. This remodel is expected to be complete in 2022.



Shadle Library Expansion

In November 2018, Spokane voters approved a library bond which included an expansion of the Shadle Branch. This expansion, displayed in the floorplan image below, will increase the size of the library's footprint into the park, toward the water tower. Plans for this expansion include an expanded children's zone, additional flexible use spaces, and more quiet spaces. The library will also expand toward the intersection of Wellesley and Belt, increasing the presence of the library along the Wellesley thoroughfare. The plans call for building a second entrance on the west side of the building, which will lead to more pedestrians crossing Belt Street on a direct line from the Shadle Center to the library. Construction is scheduled to begin in spring 2020.



Crosswalk on Belt St.



Safer crossings on Belt Street were one of the top priorities of residents during this planning process. The City of Spokane does already have plans to install a crosswalk along Belt about half way between Wellesley and Longfellow, where the shopping center and Glover Middle School's properties meet. This will ensure an extra level of safety when crossing Belt, but this plan proposes further changes to make Belt St even safer to cross.



HAWK Crossing at Cannon and Wellesley



The City of Spokane also has plans to install a HAWK Crossing at the intersection of Wellesley and Cannon St. The City has already designed and allocated funding for this crossing and construction is scheduled for 2020. This will create additional safe access between the district center and the neighborhood to the north.

Revision of Longfellow Ave.



The City currently has plans to reconfigure the intersection of Longfellow Avenue and Oak Street. Currently this is a large and awkward intersection. The plans help to make this corner less confusing for motorists and pedestrians. The plans also provide new painted crosswalks that lead directly to Shadle Park High School. These improvements help to further strengthen the connections between the district center and the neighborhoods to the south.

New Bicycle Facilities

According to the Spokane Comprehensive Plan's Proposed Bike Network Map, both Belt St. and Ash St. will have bike lanes on the stretch between Longfellow and Wellesley.

