SHADLE PARK

Shadle Area Neighborhood Plan

June 2019

STUDIO CASCADE
Part of SCJ ALLIANCE

Planning Policy

Comprehensive Plan

Implementing Plans

Land use
Transportation
Housing
Econ Devel
Cap Facilities
(June 2019)

Historic Preservation Plan

Standards

Zoning
Subdivisions

Policy
Policy

Goal — Policy

Goal — Policy

Parks & Rec Plan

Goal — Policy

Investment

Goal — Policy

Capital Facilities Plan

Policy

Econ. Dev Plan

Policy

Policy

Vision

Design

Argonne Corridor
Spcl. projects

Ideals

Values

Actions

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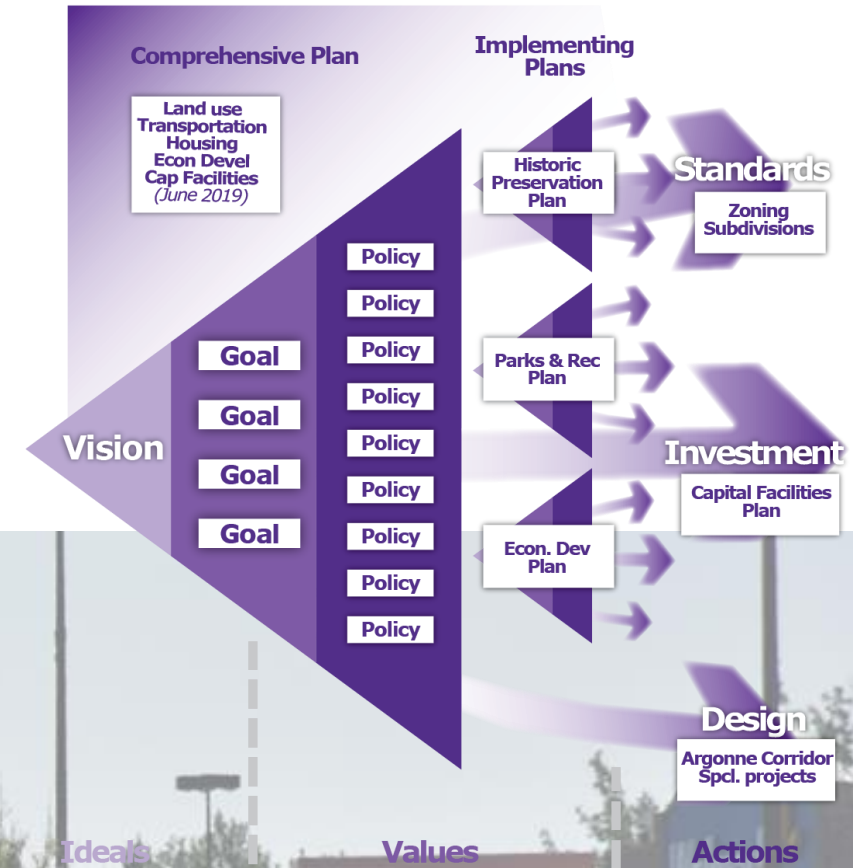
Strategic Positioning

3.2.1 Goals

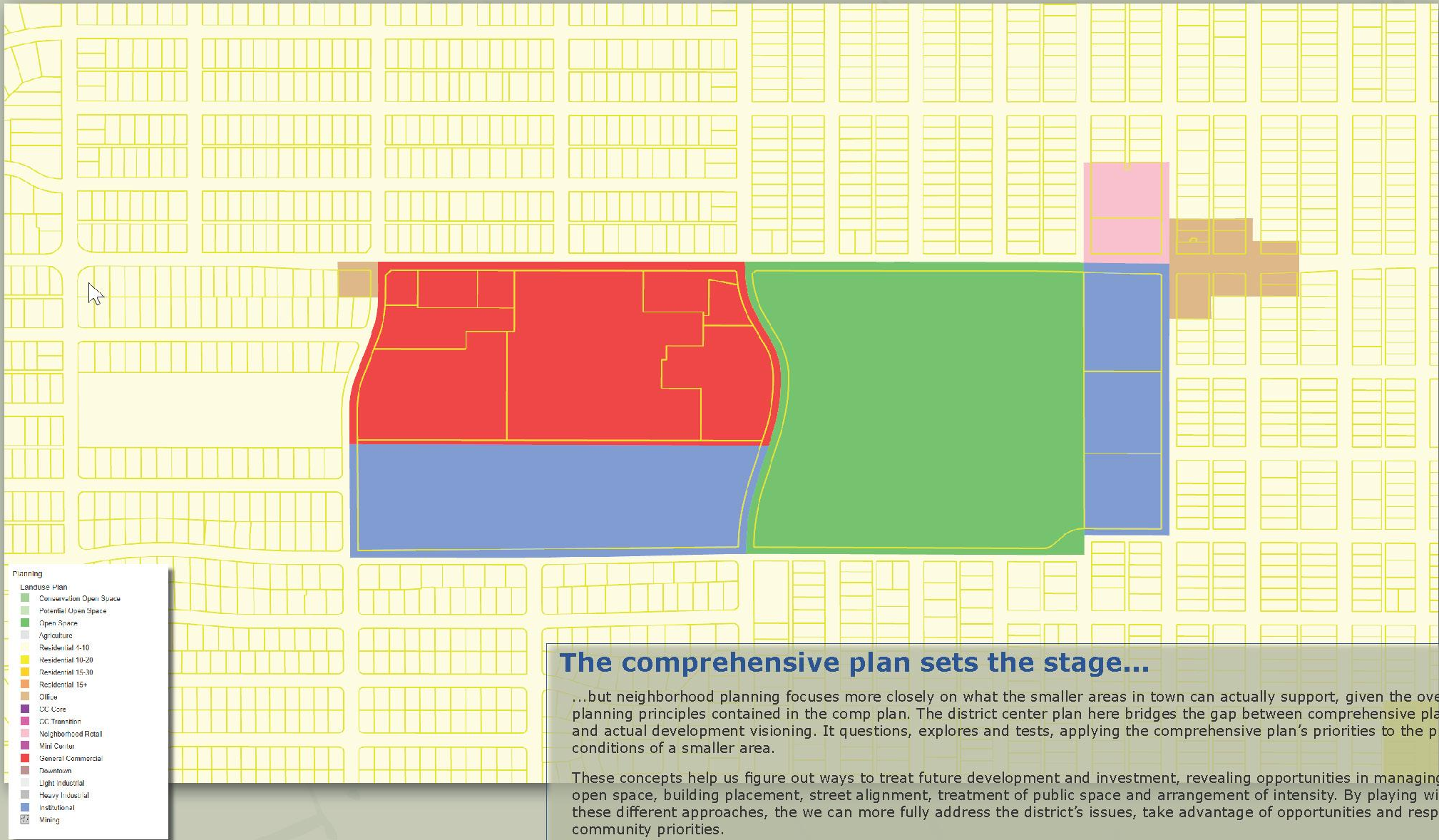| Chapter Listing	Number	Goal	Implementing Policy
ED LU XP HP	G.01	A prosperous, identity-rich central commercial core, with opportunities for local businesses to flourish, the public to gather, and people to remember as a place uniquely Millwood.	1, 2, 5, 6, 15, 28, 31
LU ED XP PR H U	G.02	Types and quantities of land uses that support community needs and business development.	3, 4, 36
ED LU	G.03	Distinct shopping districts that provide uniquely different shopping experiences.	5
PR XP	G.04	An integral trails system that connects parks and open space for passive and active transportation and activity.	7, 8, 24, 28
PR	G.05	A parks and recreation system that is convenient, enjoyable, and a source of civic pride.	7, 8, 14, 18, 21
HP H LU	G.06	A built environment reflecting Millwood's community character and history.	4, 5, 9, 10, 11, 15, 16, 31
H LU	G.07	A greater variety of housing options.	11, 12, 36
LU H	G.08	Strong neighborhoods and active community groups.	9, 10, 13
U PR LU	G.09	Preservation and stewardship of our natural environment and resources.	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 36
XP	G.10	An efficient transportation pattern with coordinated land use that supports walking, cycling and use of transit.	6, 26, 27, 28, 29, 30, 36

3.2.2 Policies

Chapter Listing	Number	Policy	Goal Reference	Implementing Action
LU ED	P.01	Coordinate business, City and community efforts and investment to enhance Millwood's central business district.	G.01	1, 2, 3, 5, 7, 9, 11, 16, 24, 31, 32
LU HP	P.02	Ensure commercial building design standards are appropriate and effective.	G.01	1, 2, 3, 11, 16, 32
ED LU	P.03	Reduce barriers to development caused by development fees or other institutional requirements, as appropriate.	G.02	1, 3, 11, 29, 32, 34
LU HP	P.04	Elevate site and building design expectations for housing and business projects.	G.02 G.06	1, 2, 3, 6, 7, 11, 13, 16, 23, 32
XP	P.05	Differentiate the CBD along Argonne Rd from the commercial business area along Trent Ave.	G.01 G.03 G.06	1, 2, 3, 7, 25, 32
LU H ED HP	P.06	Allow multi-family housing to be located near CBD and public transit routes, this will increase density and foot traffic in the CBD.	G.01 G.10	1, 2, 3, 5, 7, 9,11, 16, 31, 32
PR LU XP	P.07	Enhance connectivity of parks and open space areas.	G.05	14, 17, 18, 24, 30, 37
PR LU	P.08	Pursue opportunities to expand and enhance the parks system, including pocket parks.	G.04 G.05	1, 5, 9, 15, 16, 17, 18, 20, 21, 30
HP	P.09	Provide opportunities that empower citizens to take part in the conservation of historic districts, sites, and structures	G.06 G.08	1, 12, 22, 33, 35

3.2.3 Actions

Number	Action	Policy
1	Develop a Central Business District Plan for development along Argonne Road.	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 19, 20, 25, 27, 28, 29, 31
2	Initiate a Parking Study along Argonne Road to better understand how parking is being utilized in the Central Business District and where opportunities exist.	1, 2, 4, 5, 6, 10, 11, 12, 15, 19, 25, 28, 31
3	Adopt design standards for commercial development.	1, 2, 3, 4, 5, 6, 10, 11, 17, 28, 31
	Adopt Airfield Overlay Zoning for Spokane Felts Field to discourage the siting of incompatible uses adjacent to general aviation airports.	26
5	Provide an interconnected bike and pedestrian trails system that connects to the Spokane River and Millwood's public parks.	1, 6, 8, 13, 24, 28, 31
	Permit manufactured homes on individual lots, under the same regulation to site-built housing in all areas where residential uses are allowed.	4, 10, 11, 12
	Create land use plan that provides parcels for different residential developments including single-family homes, apartments, accessory dwelling units, condominiums, and mobile home sites.	1, 4, 5, 6, 10, 11, 12, 13
	Invite the Millwood Community Association to determine infrastructure opportunities or needs.	13, 15, 27, 28, 30, 31, 32, 34
9	Develop safe routes for the public to access the Centennial Trail to the north of Millwood and the south shores of the Spokane River.	1, 6, 8, 13, 24, 28, 31
10	Annually apply for the Tree City USA designation.	10, 13, 15, 16, 19, 20
11	Collaborate with housing agencies to locate and develop affordable housing options, identify partnerships with fiscally responsible agencies to manage and implement development of housing utilizing public funds.	1, 2, 3, 4, 6, 12
12	Provide public awareness of, and education about, Millwood's rich local heritage through local events that are city led and/or community led.	9, 10, 13
13	Heighten the awareness of land use, development, and nuisance code violations across the city by providing resource brochures and outline process to address each violation type, developing and providing resource information for historic preservation incentives, National Register of Historic Places, Washington Heritage Register, and the Local Register.	4, 10, 11, 13, 18

Comprehensive Plan

Planning
Landuse Plan
- Conservation Open Space
- Potential Open Space
- Open Space
- Agriculture
- Residential 1-10
- Residential 10-20
- Residential 15-30
- Residential 15+
- Office
- CC Core
- CC Transition
- Neighborhood Retail
- Mini Center
- General Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Institutional
- Mining

The comprehensive plan sets the stage...

...but neighborhood planning focuses more closely on what the smaller areas in town can actually support, given the overall planning principles contained in the comp plan. The district center plan here bridges the gap between comprehensive planning and actual development visioning. It questions, explores and tests, applying the comprehensive plan's priorities to the physical conditions of a smaller area.

These concepts help us figure out ways to treat future development and investment, revealing opportunities in managing open space, building placement, street alignment, treatment of public space and arrangement of intensity. By playing with these different approaches, the we can more fully address the district's issues, take advantage of opportunities and respond to community priorities.

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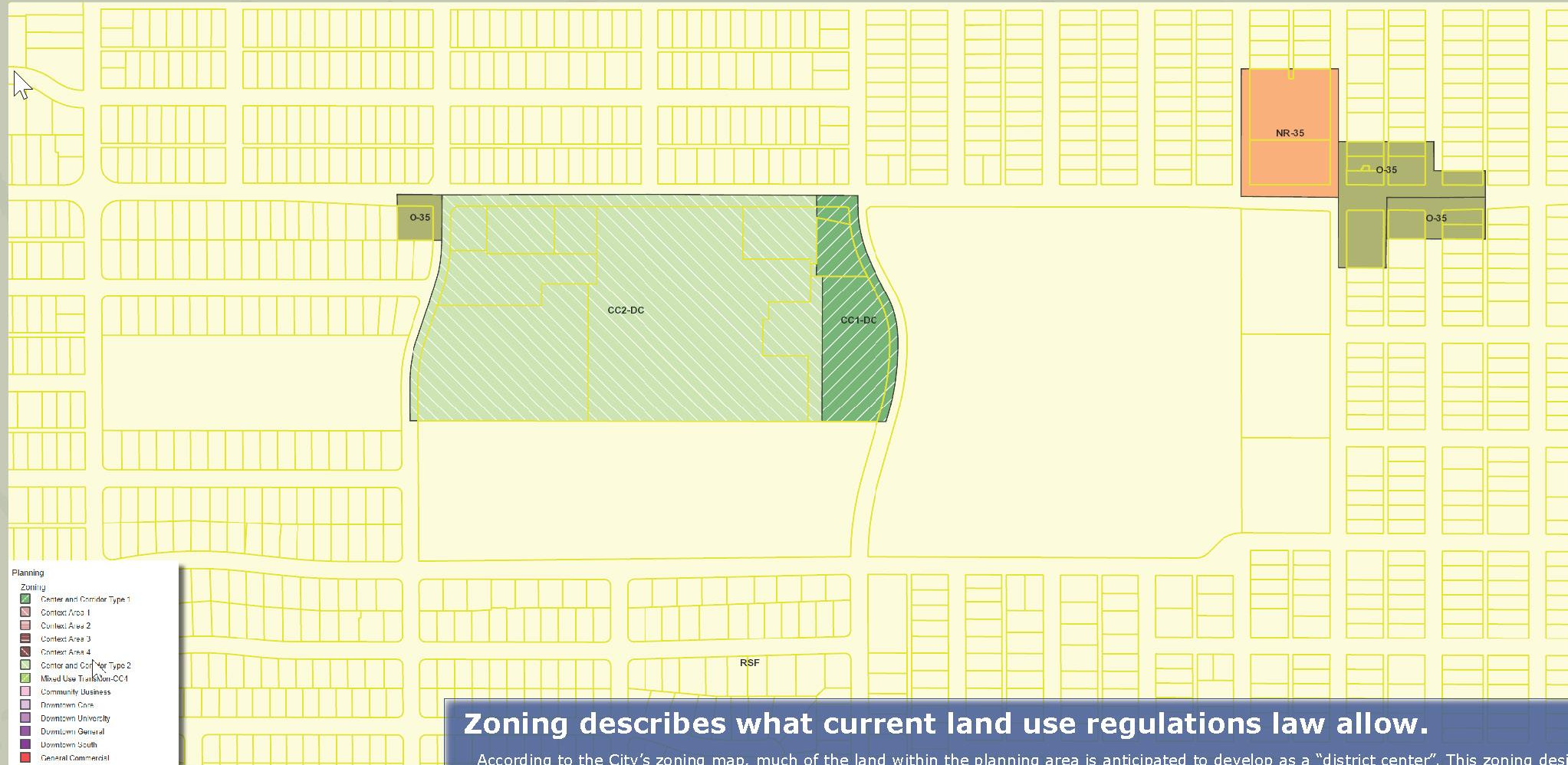
Planning

Zoning
- Center and Corridor Type 1
- Context Area 1
- Context Area 2
- Context Area 3
- Context Area 4
- Center and Corridor Type 2
- Mixed Use Transition-CC4
- Community Business
- Downtown Core
- Downtown University
- Downtown General
- Downtown South
- General Commercial
- Heavy Industrial
- Light Industrial
- Neighborhood Retail
- Office
- Office Retail
- Residential Agricultural
- Residential High Density
- Residential Multifamily
- Residential Single Family
- Residential Two-Family

Zoning describes what current land use regulations law allow.

According to the City's zoning map, much of the land within the planning area is anticipated to develop as a "district center". This zoning designation describes a type of development that caters to a large area and is very urban in character. It hints at transformation, yet it permits what is already in place to remain. It provides opportunities for more, however, and that is consistent with the comprehensive plan's policies.

The land surrounding the commercial center is primarily zoned for single-family residential, permitting up to 10 units per acre.

Glover and Shadle school sites, while developed as schools now and likely to continue as such for the foreseeable future, are also designated RSF. But these special education uses - as well as St Christoper's church and Shadle Park - are allowed by special permit. This indicates that the single-family zone can also be used for certain institutional and recreational purposes, too.

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Vision

Among the many points of pride shared by Shadle's residents, it is home to Shadle Park High School, Glover Middle School, the Shadle Library, a new aquatic center, and Shadle Park. These components of civic life set the foundation for Shadle's identity, bringing together in a single place many of the essential elements needed to support everyday life.

Even as the community has grown, appreciation for these facts remain – and, it's hoped, will underpin the future of areas where these elements remain prominent. A strategy combining policy initiatives, partnership, private development and public investment will focus transformation, helping stimulate creation of a "district center" as envisioned in the comprehensive plan. It will build on the existing infrastructure networks, land use patterns and connections that make Shadle an important, identifiable, and popular place.
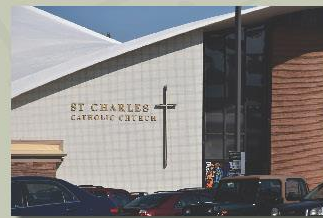
A first look: What we learned from our orientation interviews

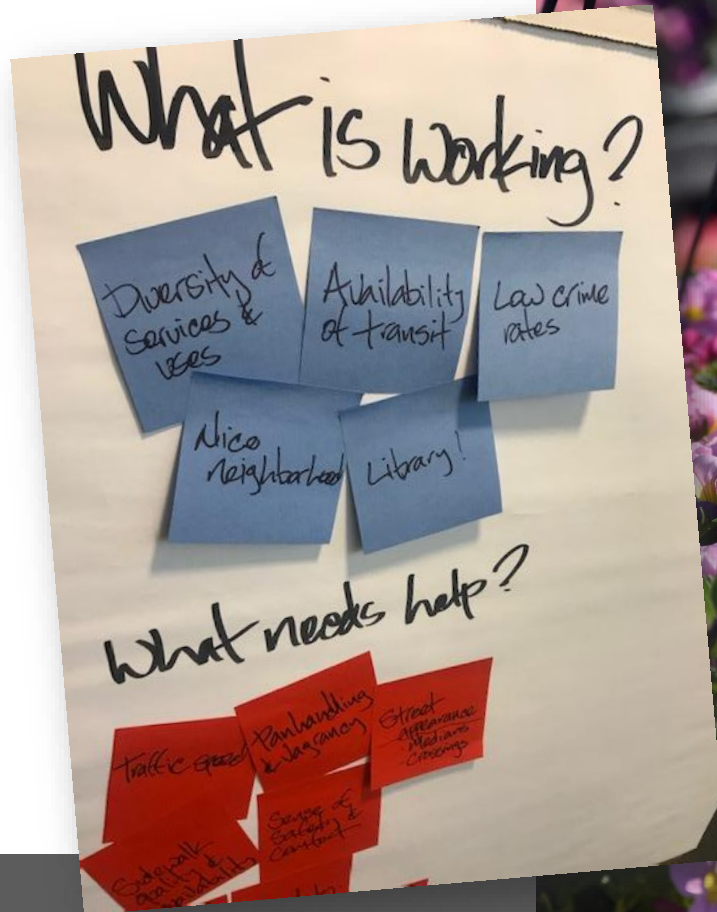| Issue	Discussion
Demographics: Households living within a five-minute walk are generally smaller and younger, potentially providing a ready-made population for increased transit use & non-motorized travel.	Interviewees noted that the neighborhood surrounding Shadle Center is diverse and dynamic, with a mix of elderly, young families, a variety of household incomes and a variety of racial and ethnic backgrounds. The neighborhood is one of Spokane's more affordable, and this is attractive to a wide spectrum of households, both in the rental and ownership markets.
Park use: The park is popular, but some of the placement and treatment of uses along the park's perimeter combine to make its interior less accessible.	Interviewees noted that the park is becoming a busier, more active social space. It hosts several programmed community activities during the course of the summer, and its water park sees intense use throughout the season. But there are other aspects of the park's use interviewees noted, too, including homeless settlements – especially on the downhill side of the park – and an apparent disconnect between the water park facility and the rest of the park.
Home types: Predominantly single-family, the homes are relatively small, with rental housing proliferating along the Wellesley Ave corridor. This may provide opportunities for higher-intensity development in time.	Interviewees noted that the homes on the north side of Wellesley are small and suited well for young families and the elderly. Still, they also noted that they are generally rental units and seem to turn over rapidly, impacted by the speed and volume of Wellesley traffic.
Community outreach: While well used, the Shadle Center, library and high school can feel somewhat detached from the community that surrounds them, emblematic of larger lack of connection between the neighborhoods and the neighborhood councils.	Several interviewees believe the neighborhood surrounding the center is not well connected, with peripheral relationships to their respective neighborhood councils and a somewhat removed attachment to neighborhood affairs and local government. They would like to see more of a sense of "shared lot" in what is happening and do not really know how to approach unifying the neighborhood to identify, work though and resolve common issues.
Arterial traffic: Wellesley and Alberta are busy arterials, carrying regional traffic at volumes and speeds that discourage pedestrian crossing at other than signalized intersections and make the sidewalk an uninviting place.	Interviewees see the speed and volume of traffic on Wellesley, Belt and Alberta as difficult to manage. While they realize that Wellesley's regional prominence adds to the continued success of the businesses at Shadle, they think there are more effective ways to manage the traffic while still retaining access to areas beyond the immediate neighborhood. Traffic flows also make turning left out of driveways a challenge, and pedestrians have few convenient options for crossing, except at signalized intersections.
Homelessness: Complaints about vagrancy, drug use, rough sleeping, and panhandling indicate that homelessness-related problems are greater than simply a downtown issue.	Interviewees mentioned the number of homeless in the study area, surprised that there was such a concentration this far removed from downtown. Some interviewees are eager to find ways to help those looking for it, with housing programs operating to help some of the population find new stability in reliable housing.
Property crime: Despite the presence of a local COPS Shop, car prowlings and other petty property crime still occurs in the area.	While some of the property crime may be related to homelessness, interviewees noted that the neighborhood north of Wellesley experiences car prowling and vandalism somewhat frequently. One interviewee noted that people may squat in vacant houses or park RVs on neighborhood streets, stealing from cars parked on street nearby. Shoplifting at WalMart and Safeway is also relatively frequent, according to interviewees.

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Studio

Vision

CITY OF SPOKANE

Vision Workshop
Character Gap Exercise - June 2019

Scoring	Lowest 0	1	2	3	Neutral 4	5	6	7	8	9	Highest 10	Gap	Weight
Existing / Envisioned													

When in the Shadle area I feel **Safe**

The Shadle area is economically diverse and has a mix of **Housing types and choices**

The Shadle area has a good mix of prosperous **Retail businesses**

People enjoy and actively use Shadle's **Public spaces and parks**

Shadle's prominence increases because of its **Great schools**

People enjoy and actively use Shadle's **Library and community spaces**

Shadle efficiently and effectively uses its land dedicated to **Parking**

The Shadle area welcomes **Pedestrians and cyclists**

People take full advantage of Shadle's access to **Transit**

Shadle offers a wide variety of opportunities for **Employment**

Total:
(Must equal 10)

Other (Specify)

Existing / Envisioned

CITY OF SPOKANE

Scoring	Lowest 0	1	2	3	4	Neutral 5	6	7	8	9	Highest 10	Gap	Weight

Safe — *When in the Shadle area I feel* — Existing / Envisioned

Housing types and choices — *The Shadle area is economically diverse and has a mix of* — Existing / Envisioned

Retail businesses — *The Shadle area has a good mix of prosperous* — Existing / Envisioned

Public spaces and parks — *People enjoy and actively use Shadle's* — Existing / Envisioned

Great schools — *Shadle's prominence increases because of its* — Existing / Envisioned

Library and community spaces — *People enjoy and actively use Shadle's* — Existing / Envisioned

Parking — *Shadle efficiently and effectively uses its land dedicated to* — Existing / Envisioned

Pedestrians and cyclists — *The Shadle area welcomes* — Existing / Envisioned

Transit — *People take full advantage of Shadle's access to* — Existing / Envisioned

Employment — *Shadle offers a wide variety of opportunities for* — Existing / Envisioned

Total:
(Must equal 10)

Other (Specify) — Existing / Envisioned

Instructions:

The Shadle area is identified as a "district center" in the comprehensive plan, identifying it as being destined for more intense development. This includes retail, and it also includes a mix of housing and institutional uses, too, to support a wide range of activities. Despite these envisioned changes, it still must reflect the values of folks that live and work here.

On the "Existing" scale, indicate how well you think Shadle already performs for each of ten character features. What's Shadle's current status or reputation?

On the "Envisioned" scale, tell us how well you'd like the community to perform in the future – how critical to you think each factor ought to be in realizing the center's greatest potential?

Comparing your existing and envisioned scores for each factor, calculate the **total gap** between them. For instance, scores of 2 and 8 equal a gap of 6.

Finally, tell us how much of an investment in resources the community ought to make to close the gaps. Using a "budget" of 10, allocate among the categories as you wish. Make note of your resource expenditures in the "Weight" column, and total them below. Remember not to exceed 10 units!

Make notes as needed to explain your scoring. We've provided an "Other" category to fill in too – and though we won't include fill-ins in tallies today, they will be reviewed as part of the results. **Thanks!**

CITY OF SPOKANE

Vision Workshop
Character Gap Exercise - June 2019

Scoring	Lowest 0	1	2	3	4	Neutral 5	6	7	8	9	Highest 10	Gap	Weight

Safe — When in the Shadle area I feel
Existing: 2 · Envisioned: 6

Housing types and choices — The Shadle area is economically diverse and has a mix of
Existing: 6 · Envisioned: 6

Retail businesses — The Shadle area has a good mix of prosperous
Existing: 1 · Envisioned: 5

Public spaces and parks — People enjoy and actively use Shadle's
Existing: 3 · Envisioned: 8

Great schools — Shadle's prominence increases because of its
Existing: 3 · Envisioned: 8

Library and community spaces — People enjoy and actively use Shadle's
Existing: 2 · Envisioned: 5

Parking — Shadle efficiently and effectively uses its land dedicated to
Existing: 4 · Envisioned: 5

Pedestrians and cyclists — The Shadle area welcomes
Existing: 1 · Envisioned: 4

Transit — People take full advantage of Shadle's access to
Existing: 5 · Envisioned: 6

Employment — Shadle offers a wide variety of opportunities for
Existing: 5 · Envisioned: 7

Other (Specify)

Total: (Must equal 10)

Instructions:

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STUDIO CASCADE
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Vision Workshop
Character Gap Exercise - June 2019

CITY OF SPOKANE

Scoring	Lowest 0	1	2	3	4	Neutral 5	6	7	8	9	Highest 10	Gap	Weight
Existing / Envisioned — **Safe** (When in the Shadle area I feel)			🔴			🟢						4	
Existing / Envisioned — **Housing types and choices** (The Shadle area is economically diverse and has a mix of)						🟢🔴						0	
Existing / Envisioned — **Retail businesses** (The Shadle area has a good mix of prosperous)		🔴			🟢							4	
Existing / Envisioned — **Public spaces and parks** (People enjoy and actively use Shadle's)				🔴					🟢			5	
Existing / Envisioned — **Great schools** (Shadle's prominence increases because of its)				🔴					🟢			5	
Existing / Envisioned — **Library and community spaces** (People enjoy and actively use Shadle's)			🔴		🟢							3	
Existing / Envisioned — **Parking** (Shadle efficiently and effectively uses its land dedicated to)				🔴		🟢						2	
Existing / Envisioned — **Pedestrians and cyclists** (The Shadle area welcomes)		🔴			🟢							3	
Existing / Envisioned — **Transit** (People take full advantage of Shadle's access to)					🔴	🟢						1	
Existing / Envisioned — **Employment** (Shadle offers a wide variety of opportunities for)					🔴		🟢					2	

Total: *(Must equal 10)*

| Existing / Envisioned — **Other (Specify)** | | | | | | | | | | | | | |

CITY OF SPOKANE

Vision Workshop
Character Gap Exercise - June 2019

Scoring	Lowest 0	1	2	3	4	Neutral 5	6	7	8	9	Highest 10	Gap	Weight
Safe — *When in the Shadle area I feel*												4	1
Existing			●										
Envisioned							●						
Housing types and choices — *The Shadle area is economically diverse and has a mix of*												0	2
Existing							●						
Envisioned							●						
Retail businesses — *The Shadle area has a good mix of prosperous*												4	0
Existing		●											
Envisioned						●							
Public spaces and parks — *People enjoy and actively use Shadle's*												5	1
Existing				●									
Envisioned									●				
Great schools — *Shadle's prominence increases because of its*												5	1
Existing				●									
Envisioned									●				
Library and community spaces — *People enjoy and actively use Shadle's*												3	1
Existing			●										
Envisioned						●							
Parking — *Shadle efficiently and effectively uses its land dedicated to*												2	2
Existing				●									
Envisioned						●							
Pedestrians and cyclists — *The Shadle area welcomes*												3	1
Existing		●											
Envisioned					●								
Transit — *People take full advantage of Shadle's access to*												1	0
Existing					●								
Envisioned						●							
Employment — *Shadle offers a wide variety of opportunities for*												2	1
Existing					●								
Envisioned							●						
Total: (Must equal 10)													10
Other (Specify)													
Existing													
Envisioned													

Vision Workshop
Character Gap Exercise - June 2019

Scoring	Lowest				Neutral				Highest			Gap	Weight
	0	1	2	3	4	5	6	7	8	9	10		

Safe — When in the Shadle area I feel
Existing / Envisioned — Gap: 4, Weight: 1

Housing types and choices — The Shadle area is economically diverse and has a mix of
Existing / Envisioned — Gap: 0, Weight: 2

Retail businesses — The Shadle area has a good mix of prosperous
Existing / Envisioned — Gap: 4, Weight: 0

Public spaces and parks — People enjoy and actively use Shadle's
Existing / Envisioned — Gap: 5, Weight: 1

Great schools — Shadle's prominence increases because of its
Existing / Envisioned — Gap: 5, Weight: 1

Library and community spaces — People enjoy and actively use Shadle's
Existing / Envisioned — Gap: 3, Weight: 1

Parking — Shadle efficiently and effectively uses its land dedicated to
Existing / Envisioned — Gap: 2, Weight: 2

Pedestrians and cyclists — The Shadle area welcomes
Existing / Envisioned — Gap: 3, Weight: 1

Transit — People take full advantage of Shadle's access to
Existing / Envisioned — Gap: 1, Weight: 0

Employment — Shadle offers a wide variety of opportunities for
Existing / Envisioned — Gap: 2, Weight: 1

Other (Specify)
Existing / Envisioned

Total:
(Must equal 10) — 10

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Approaches

Little Tweaks

Big Idea: Make deliberate, strategic adjustments.

This approach to the Shadle area focuses on adaptive change, anticipating little in the way of overall transformation and yet recognizing that the streets, public spaces, area housing, and retail center are not working at their best. It appreciates the diversity of use in the area, including schools, parks and shopping, and it seeks to make Shadle an easier place to access. Underpinning principles include:

- Safety – Making sure that people of all ages and abilities can safely access commercial and public spaces and feel safe and comfortable once there.
- Cost effectiveness – Helping the community target and minimize investment, leveraging whatever improvements made for maximum results.
- Minimal change – Resisting temptation to call for too much change too quickly, while still accommodating it where the market will support it.
- Optimizing use – Helping the land uses function at their best, investing in infrastructure and improvements to facilitate retail prosperity, enhance neighborhoods, and enrich the civic experience.
- Opportunity – Taking advantage of conditions and gaps in supply, opening up possibilities for new types of uses to suit changing neighborhood demands.

Approaches

An Active Place

Big idea: Mix housing variety, shopping, schools & parks in a compact, urban center

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. The principles at the core of this approach include:

- Identity – Recognizing that Shadle is more than an anonymous suburb, exploring opportunities to capture and express a unique community identity in this district center.
- Activity – Encouraging higher levels of activity throughout the area, with year-round uses, dynamic public spaces, and a mix of land uses that define the Shadle area as a place where things happen.
- Human scale – Designing and developing spaces, streets and structures that respect and honor the size, pace and needs of the people using them by foot, bike or wheelchair.
- Safety – Creating spaces that are safe by nature, slowing vehicular speeds at pedestrian crossings, increasing casual surveillance of public spaces, and
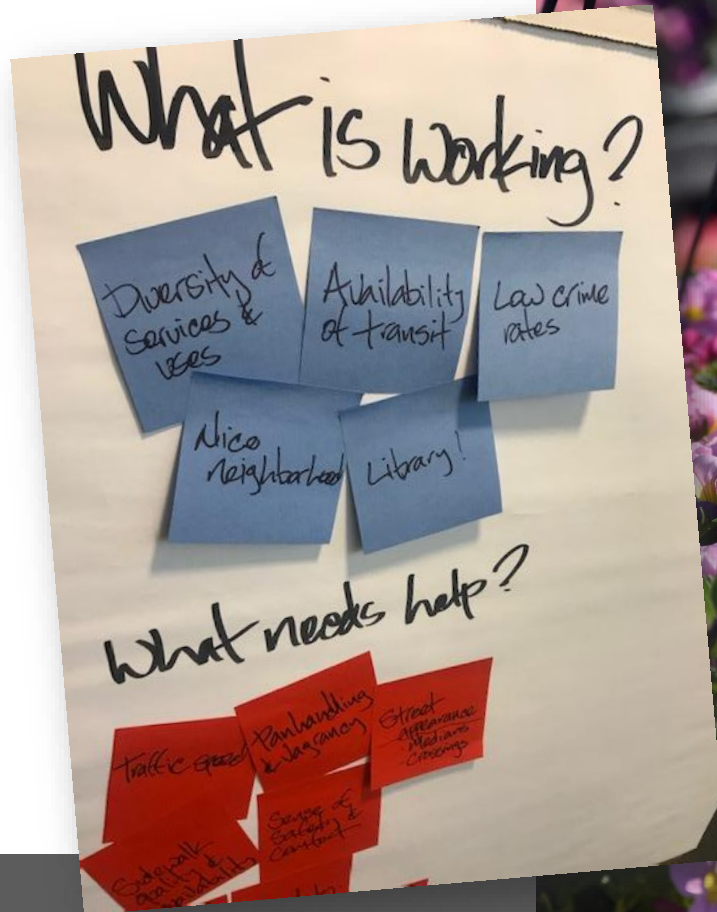
Approaches

Smooth Flows

Big idea: Maintain Shadle's suburban role, facilitating regional mobility.

This approach places an emphasis on vehicular travel and accommodation of smooth regional traffic flows on the planning area's arterial streets. It changes very little of what is now existing, making sure that freight and passenger vehicles can access the commercial center and that peak-hour flows can make it through the planning area with as little resistance as possible. Pedestrians and cyclists must adapt to a transortaiton system designed for vehicles. Key principles in this approach are:

- Time efficiency – Facilitating rapid travel for those transiting the area, minimizing the amount of waiting time at intersections and the inconvenience of waiting for those who turn or who cross streets on foot.
- Air quality – Maintaining efficient traffic flows, ensuring automobile engines run at optimal efficiency and reduce exhaust emissions.
- Quantitative assessment – Ensuring that land use and transportation decisions made by the City are supported by accepted models, providing reliable and safe refuge from potential mistakes.
- Status quo – Resisting initiative to anticipate change, recognizing that market forces may direct movement in a way the community should not attempt to predict or influence.

Vision

Schedule

Community Studio - **June 11 – 13**

Vision workshop – **June 11**

Strategy workshop – **June 13**

Questionnaire (surveymonkey.com/r/shadleareaplan) – **Continuing**

Concerts in the Park – **July/August**

Neighborhood meeting – **September**

Thanks!

www.my.spokanecity.org/projects/

surveymonkey.com/r/shadleareaplan