

North Hill neighborhood action plan

Draft | March 2015



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ACKNOWLEDGEMENTS

The North Hill Neighborhood Plan was developed through the collective efforts of the City of Spokane, the neighborhood, and their representatives. A special thanks to everyone in the neighborhood who contributed their time and effort to the development of this plan.

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I. INTRODUCTION

In 2014, the City of Spokane partnered with neighborhood leaders to develop a long-range plan for Spokane’s North Hill Neighborhood. The North Hill Neighborhood Plan is a 20-year visioning and conceptual document. This plan implements the goals and policies of the City’s comprehensive plan through an emphasis on public safety, crime prevention, economic development, improving connectivity, and preserving the neighborhood character. This plan will result in an improved quality of life for neighbors as well as residents throughout the City of Spokane.

The North Hill Neighborhood planning process is part of a larger planning effort being led by the City, in partnership with neighborhood leaders, stakeholders, and members of the public. When approved, the plan will guide the envisioned future of the neighborhood through the vision, goals, and actions of interested and engaged residents. Ideas presented in this plan will require further analysis and capital projects will require funding for implementation.

PLANNING PROCESS AND NEIGHBORHOOD INVOLVEMENT

The planning process for preparing the neighborhood plan was composed of three phases, depicted below.



- *Context and Visioning:* The initial phase consisted of identifying existing opportunities, challenges, and the future vision and goals. During this phase, the City held the first neighborhood workshop to discuss existing and desired conditions facing the neighborhood.
- *Plan Development:* During the second phase, the planning team worked with neighborhood representatives to refine the unified vision and goals and identify the projects, priorities, and strategies needed to implement the desired vision of the neighborhood. The City held a second neighborhood workshop to present the draft vision and develop the projects, priorities, and strategies for implementation.
- *Plan Approval:* The plan approval phase consisted of developing a draft plan and a detailed implementation strategy, a neighborhood open house and public hearings to review the plan, and review and approval by City Council.

II. NEIGHBORHOOD PROFILE

PLANNING AREA

The North Hill Neighborhood is bound by Francis Avenue on the north, Division Street on the east, Ash Street on the west, and Courtland and Cora avenues on the south. Division Street, which is the eastern boundary of the neighborhood, is a major north/south thoroughfare that runs from US 395 Spokane Corridor and Highway 2 in the north to Interstate 90 in the south.

Low-density residential accounts for the largest land use type in the North Hill Neighborhood, allowing between four to ten units per acre. Along the neighborhood's eastern edge, the predominant land use is General Commercial, which allows a wide range of commercial uses as well as higher-density residential. The northern neighborhood boundary, along Francis Avenue, allows office uses. The Garland Neighborhood Center is located in the southern portion of North Hill and includes commercial, office, and residential uses, as well as land designated for higher-density residential surrounding the Garland Business District.

ASSETS

The North Hill Neighborhood benefits from several major assets, some of which may serve as the basis for future improvements.



*June 12, 2014
Neighborhood
Planning Meeting*

- The neighborhood has a range of commercial services along Division Street and Francis Avenue and has the Garland Neighborhood Center, which encompasses the Garland Business District. The community sees the business district as a major asset for the neighborhood.
- The southern bluff offers panoramic views of the city. Overall, people consider the bluff an important space that can provide a buffer from future development. The bluff is also a gateway feature for the neighborhood, creating a physical separation from Downtown Spokane and areas to the north. The bluff serves a wildlife corridor and may present an opportunity for public enjoyment.
- The primary housing type of the neighborhood is single-family, complemented to a lesser degree by apartments and duplexes. Good quality schools, churches, businesses, and several popular parks are close to the neighborhood.
- North Hill is a bikeable and walkable neighborhood, and is accessible by car and transit to and from Downtown and other parts of the city.

- North Hill, with its trees and wildlife, provides convenient access to nature within an urban setting.

MARKET CONDITIONS

The planning process included an examination of redevelopment potential by evaluating changes in assessed value, land value, redevelopment land area, improvement ratios, and projected housing and job growth. The examination considered the level of current pre-platted development projects approved since 2010, and the area’s walkability and transit accessibility. Based on this evaluation, there are several market strengths and constraints to consider.

MARKET STRENGTHS

- There is strong single-family housing re-sale activity and relatively attractive land values (lower than average).
- The neighborhood has a wide range of housing types, including small lot Craftsman-style houses, plexes, and apartments close to parks and schools.
- The area is very walkable, with a small block grid pattern.
- The area is notable for its established mix of independently owned restaurants, drinking establishments, coffee shops, music stores, and arts/entertainment venues.

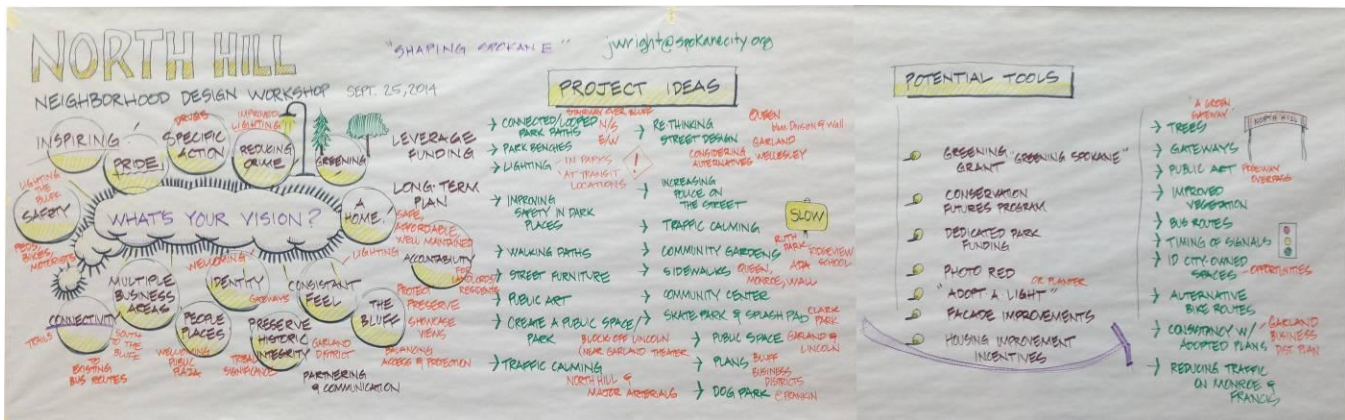
MARKET CONSTRAINTS

- The number of suitable redevelopment sites (parcels greater than an acre) is limited. Most of the area is built-out and assessed values have shown below-average growth over the past 14 years.
- There are relatively low achievable home sales prices and rent levels.
- Bus stops and transit serving the neighborhood are lacking.
- There is a significant amount of adjacent commercial development within established shopping centers (e.g., North Town Mall, Town & County Shopping Center).

PRIORITIES

Based on conversations with neighborhood residents and business owners, there are several key priorities.

- *Improve public safety:* Residents expressed concern about pedestrian safety along the auto-oriented major arterials in the neighborhood and about missing sidewalks and dangerous crossings along Monroe and Wellesley.
- *Reduce crime:* This priority includes adequate street lighting along unsafe alleys and other solutions such as improved building maintenance.



Ideas from the September Neighborhood Meeting

- *Strengthen the local economy:* This priority involves building healthy business areas that draw visitors and new residents, focusing on existing pockets of commercial uses in the neighborhood.
- *Support the Garland Business District:* Residents want to 1) establish a district design identity and improve the existing image of the area; 2) provide a better shopping environment with consumer amenities, landscaping, and uniform signage; and 3) retain the friendly character of the neighborhood merchant.
- *Preserve the neighborhood character:* Neighborhood concerns include increasing housing costs, housing affordability and incompatible development along Monroe Street and near Division Street and Francis Avenue in particular. In order to protect the unique character of the neighborhood, a combination of thoughtful site planning, cohesive development and design, and streetscape enhancements will be necessary

III. PLANNING FRAMEWORK

The following chapter describes the North Hill neighborhood’s values, vision, goals and objectives, and implementation strategies as they were derived from discussions and workshops involving neighborhood residents, business owners, and City staff.

NEIGHBORHOOD VALUES

The North Hill Neighborhood is a **stable, thriving** neighborhood that is a **safe** place for residents to live, learn, work and play. We value safety, **livability, education, connectivity, and prosperity** for those who work and live here. Our **well-maintained** residential areas provide **affordable, quality, safe homes** and a sense of **pride** for our families, singles, and retirees. We **welcome** and support ethnic, family, socio-economic, and cultural **diversity** through the housing options, community activities, and **accessible** transportation options available to our residents.

Our neighborhood-friendly businesses and services are sources of **jobs** and goods utilized by the neighborhood. Transportation options – including walkable and bikeable streets, easy access to **public transit**, and safe **pathways** and corridors – allow our residents and others to use these services and those of adjoining neighborhoods. The **vibrant** Garland Business District offers valued services in a welcoming atmosphere and serves as a source of **commerce, culture, and neighborhood pride**. Our other commercial areas, including those along Division Street, Francis Avenue, North Wall Street, and West Rowan Avenue, offer a diverse array of **services** for the neighborhood and the city.

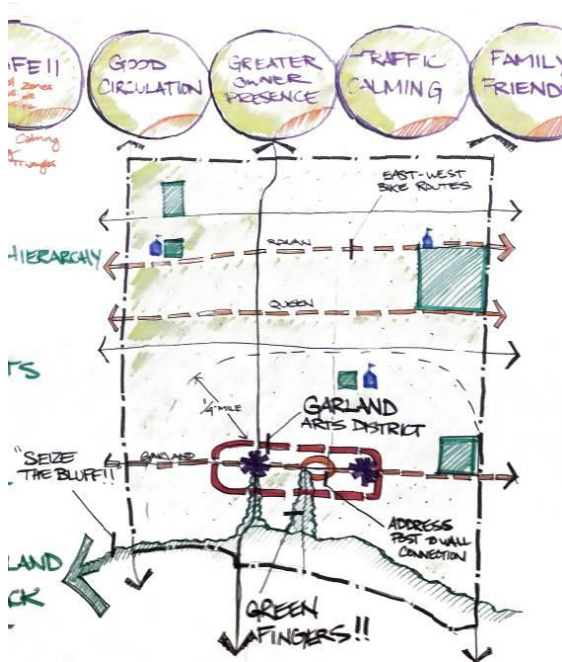
The neighborhood’s reputation for safety and **civic engagement** motivates likeminded individuals to **invest** in the area and continue to make it a **viable, thriving** neighborhood. Our southern bluff with its **scenic view** and **unique nature** as a wildlife and natural corridor is valued and cared for as a prominent feature of our neighborhood. Our parks, pathways, businesses, public areas, and schools are cared for and are **interconnected**, which invites positive **interactions** between residents and business owners. These neighborhood features reflect a sense of pride that invites investment and **commitment** by those who live and work in North Hill.



VISION

The vision statement puts into words how the community imagines the character and future pattern of physical and social development for North Hill. The vision summarizes all of the neighborhood values, assets, and dreams for the future in a single expression.

North Hill is a thriving, safe, and connected neighborhood, offering its residents a high quality of life and its businesses a prosperous future. Our neighborhood is welcoming, livable, and affordable, and our homes, schools, parks, and businesses are connected by walkable and bikeable streets, with easy access to public transit, the southern bluff, and adjoining neighborhoods. Our neighborhood is economically strong, founded on the vibrant and historic Garland Business District and our many commercial areas and businesses that serve residents and visitors from throughout the city. From Garland to Francis, Ash to Division, residents are proud to call North Hill home and are committed to its bright future.



Vision elements from the June Neighborhood Meeting

GOALS AND OBJECTIVES

The goals and objectives articulate the direction for future policies, projects, and programs to fulfill the vision. The 11 goals are divided into five major categories: Connectivity, Safety, Education, Livability, and Prosperity. Following each goal are corresponding objectives to pursue over time.

CONNECTIVITY

C-1: Active Transportation Better connect all parts of North Hill and adjacent neighborhoods with continuous sidewalks, pedestrian crossings, bike lanes, and pathways.

C-1.1: Continue to work with the City on development of the Master Bike Plan, and identify missing sidewalks, preferred bike routes, and connections to transit routes.

C-1.2: Work with the City to develop an access management plan to reduce conflicts between pedestrians, cyclists, and motorists.

C-1.3: Explore the feasibility of formalizing and enhancing a pathway system along the bluff that connects North Hill with the Emerson-Garfield Neighborhood. Work with City staff, property owners, and other stakeholders to balance public access with protection of the landscape.

C-1.4: Connect streets and trails to parks, schools, businesses, and other neighborhood destinations.

C-2: Transit Access Improve access to public transit to link North Hill homes, parks, schools, the business district, and Downtown.

- C-2.1:** Pursue a bus route on Garland from Maple to the community college.
- C-2.2:** Encourage attractive transit- and pedestrian-oriented development.
- C-2.3:** Encourage commercial and public building sites to provide direct and convenient access for pedestrians, bicyclists, and transit users.

SAFETY

S-1: Crime Prevention Continue to make the North Hill Neighborhood a safe place for residents and visitors.

- S-1.1:** Encourage neighborhood surveillance programs and encourage “eyes on the neighborhood” through education programs and the design of public spaces.
- S-1.2:** Focus on increased and enhanced lighting in areas such as on major arterials, along the bluff, and public spaces such as parks.
- S-1.3:** Encourage foot traffic in public places. Pursue opportunities to add paths, landscaping, community gardens, and activity spaces.
- S-1.4:** Use consistent and comprehensive security measures to increase safety across the neighborhood.

S-2: Traffic Safety Improve street safety, slowing traffic and reducing conflicts between pedestrians, cyclists, and motorists.

- S-2.1:** Work with the City to develop a prioritized list of traffic calming measures and explore implementation as a part of street repair improvements.
- S-2.2:** Work with Spokane Public Schools to identify Safe Routes to Schools.
- S-2.3:** Fill gaps in sidewalks and, where possible (such as around Franklin Park and along the bluff), add off-street paths to reduce conflicts between motorists and non-motorists.



EDUCATION

E-1: Youth Education Ensure that neighborhood youth have the support, education, and opportunities that are necessary to thrive.

- E-1.1:** Enable educational and community facilities to serve multiple purposes.

E-1.2: Work with the City to explore ways to develop additional gathering spaces for youth that encourage learning and community engagement.

E-2: Continued Learning Encourage lifelong learning for neighborhood residents that promotes civic engagement, public safety and trust, and neighborhood investment.

E-2.1: Work with the City to organize safety education classes and training programs related to City processes (e.g., code compliance).

E-2.2: Ensure participation from a cross section of the neighborhood in making decisions to shape the future. Develop an ongoing communication mechanism to inform all neighbors on various City processes.

E-2.3: Coordinate a walk/bike/transit campaign to reduce barriers for safe transportation, increase awareness of potential opportunities, and increase social interaction among neighbors.



LIVABILITY

L-1: Sense of Place Enhance North Hill’s visual identity as a vibrant, family-friendly, and historic neighborhood with welcoming public spaces and streets.

L-1.1: Establish gateways and “welcome to North Hill” signs consisting of physical elements and landscaping that create a sense of place and a distinctive identity.

L-1.2: Maintain street trees, such as those within the Garland Business District, and continue to protect and improve the tree canopy within the neighborhood.

L-1.3: Promote the preservation of the neighborhood’s heritage and cultural resources through interpretation, public art, and consistent design.

L-1.4: Preserve 1940s-era neon signage along Garland Street.

L-2: Public Spaces Create and maintain welcoming, fun, and healthy parks, open spaces, and recreation facilities for all.

L-2.1: Explore opportunities to protect the bluff and the feasibility of trail connections at the south edge of the neighborhood.

L-2.2: Work with the City and other providers as appropriate to develop a parks/open space plan for the neighborhood.

L-2.3: Explore opportunities for a new neighborhood community center through the development of a parks/open space plan in conjunction with the City.

PROSPERITY

P-1: Diversity and Integration Expand opportunities that support a socio-economically diverse population by prioritizing housing affordability, business growth, and household prosperity.

P-1.1: Work with the City to develop policies that support an economically diverse population.

P-1.2: Support programs and neighborhood events that strengthen the sense of community, build trust, celebrate different cultures, and create positive experiences.



P-2: Improved Streetfronts Develop a range of policies, partnerships, and programs to improve existing building facades and encourage ongoing property maintenance.

P-2.1: Enhance the Garland Business District by promoting a consistent architectural style in new development and by creating a complementary design scheme for street furnishings and lighting.

P-2.2: Provide furnishings and landscaping where feasible and appropriate to enhance pedestrian experiences in the neighborhood.

P-2.3: Implement a façade improvement program for residents and commercial property owners.

P-2.4: Encourage the joint use of parking lots, and minimize the negative visual impact of large parking lots through appropriate landscaping and screening.

P-2.5: Consider creating a neighborhood design review committee to evaluate new improvements for conformance to design guidelines.

P-3: Local Economy Encourage locally owned business and local shopping in the neighborhood.

P-3.1: Encourage special events and activities that attract people and businesses.

P-3.2: Work with City and the Garland Business District to encourage locally owned businesses to start and locate in the neighborhood.

P-3.3: Develop and implement a “shop local” campaign with promotional materials and incentives.

IV. PRIORITY PROJECTS

The North Hill Neighborhood identified a variety of projects that address the neighborhood’s collective vision and goals. The prioritized projects are those that are most likely to contribute to the neighborhood vision. As part of a long-term plan, these projects will take time to complete and some will require significant effort to secure resources that are not yet available. Others will require ongoing discussion with a variety of partners. The project types identified below address broad project categories. Following the project descriptions, there are three components that provide additional project detail.

- *Project Matrix*: Identifies top priority and longer-term projects, as well as relation to plan goals and partnerships.
- *Neighborhood Design and Project Priorities Map*: Shows the conceptual location of priority projects.
- *Prioritized Project Toolkit*: Provides examples of project elements.

PRIORITY PROJECTS OVERVIEW

I. TRAFFIC CALMING AND CONNECTIVITY

North Hill is served by a well-defined north/south and east/west grid of local to arterial streets. While this grid pattern provides efficient and direct transportation routes, straight and uninterrupted streets can also encourage speeding and unsafe conditions for pedestrians and cyclists. Several streets are in need of enhanced pedestrian facilities and traffic calming – or slowing – including Garland, Wellesley, Rowan, and Monroe. Intersection “bulb-outs” or curb extensions are an effective means of creating shorter crossing distances for pedestrians while slowing motorists. Typically, these are designed for local streets. For collector or arterial streets, traffic calming could include street medians and pedestrian refuges, pedestrian crossing signals, or changes to signal timing.

Ultimately, the City will need to conduct further analysis to prioritize street improvements and determine the appropriate design techniques to calm traffic. During the planning process, neighbors also identified a future north/south bicycle route to serve cyclists on a less busy, local street west of Madison, as well as an east/west bike route along Longfellow to connect local schools. Neighbors also identified the need for safe crossings across busy streets, such as Francis and Division, to increase connectivity to adjacent uses and neighborhoods.



*Concept for a redesigned North Monroe Street entering the North Hill Neighborhood from the south
(for illustrative purposes only)*

To the south, a safer route up and down the south bluff via Monroe and Post streets would include off-street bicycle and pedestrian routes. Coordination with the Master Bike Plan should continue to focus these elements into a cohesive and detailed set of improvements that includes mid-block pedestrian crossings where bike routes cross major streets (i.e., Adams Street crossing Wellesley). The Master Bike Plan should also be coordinated with adjacent neighborhoods to ensure compatibility, including with the potential concept for North Monroe Street.

2. PLAN COORDINATION

Making the Neighborhood Plan successful will require ongoing coordination with several planning efforts. Future improvements to North Hill will require working with adjacent neighborhoods and public agencies and integration with their planning efforts. The Spokane Transit Authority and its planning for future bus routes and stops is one example. The following section outlines key planning efforts relevant to the goals for North Hill.

Garland District Plan: The Garland District is a source of commerce and culture, and has significant historic importance for the neighborhood and city. Neighbors and business owners are developing a plan for the Garland Business District to strengthen opportunities for businesses and improve the appearance of the streetfront. As part of the planning effort, the plan will identify street and landscape improvements and gateways as well as details of street furniture and a possible public plaza.

Bicycle Plan: Neighborhood leaders should continue to work with the City in developing the Master Bike Plan to address neighborhood-wide connectivity and the need for active transportation elements. The Neighborhood Plan should include coordination with transit and pedestrian elements, along with planned land uses.

South Bluff Concept Plan: The south bluff encompasses the steep hillside to the south of North Hill that separates North Hill from the Emerson-Garfield Neighborhood and other neighborhoods to the south. The south bluff is prized by locals, but is recognized as underdeveloped, private land. The public access plan project would seek partnerships with property owners, including homeowners and the Tribes, to identify appropriate opportunities for public access. Access could include public acquisition or easements to select locations on the bluff. These public access points would have to be carefully located to identify wildlife corridors, protect the privacy of landowners, and preserve access to public views. Other improvements could include wayfinding signs and a gateway feature that welcomes visitors and residents to the neighborhood.

3. IMPROVING PUBLIC SPACES

Creating welcoming and safe public spaces and park improvements will address neighborhood-wide connectivity and safety concerns and encourage greater community engagement. Proposed improvements to Franklin Park, Ruth Park, and B.A. Clark Park include enhanced lighting, sidewalk and trail connections, and additional park amenities such as benches and trash and recycling containers. Adding small plazas within parks or adjacent to commercial uses, well defined seating areas, and multi-purpose open spaces for informal play would provide opportunities for community building and education, especially for youth.

An activity street, or designated public street, could be closed temporarily to motor vehicle traffic for public events and activities throughout the year. Ideally, the activity street should be located in areas that can accommodate heavy foot and bicycle traffic, with staging areas such as off-street parking lots or public parks, and be located adjacent to commercial or public uses. One potential location for this street could be along Lincoln Street north of Garland.

4. CRIME REDUCTION

Reducing crime was an important topic addressed by the neighborhood. North Hill's crime reduction approach should consist of a comprehensive and coordinated strategy. This should include a set of projects, programs, and policies that improve the physical environment while ensuring ongoing and effective programs to identify and reduce the root of the problem. Along with physical improvements, the neighborhood should continue to coordinate with the City to identify and apply programs, such as neighborhood watch and online crime mapping, and increase enforcement in hot spots, or areas where crime is concentrated.

An important step is to create a standing committee composed of residents, business owners, area youth and youth group leaders, and public agency representatives to coordinate, implement, and monitor the crime reduction strategy. The committee can partner with a local university to help evaluate crime trends and hot spots, and lead the data collection effort to evaluate changes and progress over time.

In the long term, the improvement of public spaces is another important piece of the crime reduction strategy. The design of public spaces and new private development should follow Crime Prevention Through Environmental Design principles that increase defensible space, promote eyes on the street, and lead to self-policing. Implementing these principles in conjunction with traditional urban design strategies can create more welcoming streets and public spaces and increase foot traffic to keep an eye on unwanted behavior.

PROJECT MATRIX AND MAP

The matrix and map that follow show a range of solutions to improve the connectivity and livability of the North Hill Neighborhood. Neighborhood feedback and City staff review led to the identification of four short-term and six longer-term projects. The neighborhood can pursue the short-term projects by working with City staff and other partners to address next steps. Implementing longer-term projects, also a priority for the neighborhood, require additional discussion, resources, and ongoing coordination with the City.

- *The Project Matrix:* The matrix describes each project's purpose, related neighborhood goals, potential partners, and additional information about possible funding opportunities and treatment details.
- *The Project Map:* The map shows the general and preferred locations of the prioritized projects within North Hill and shows how they connect to and enhance existing and proposed pedestrian, bicycle, and transit plans.

PROJECT MATRIX

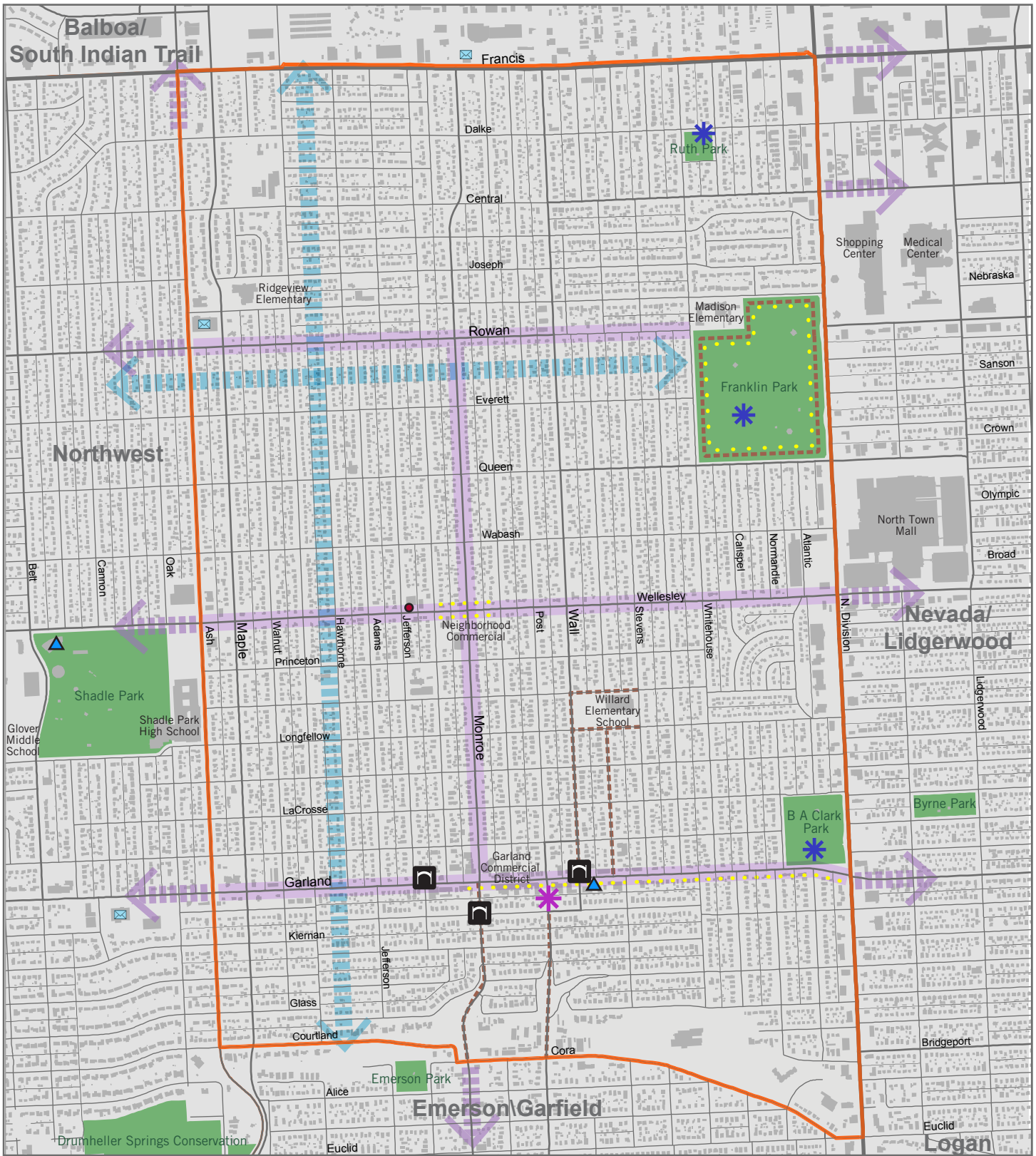
1. Short-Term Projects	Related Goals	Potential Partners	Additional Information
Traffic Calming and Connectivity			
Provide traffic calming on primary streets, including Monroe, Rowan, Wellesley, and Garland	C-1, S-2	Neighborhood Council, City	The neighborhood wants to improve safety by slowing traffic and decreasing pedestrian crossing distances at key intersections along primary internal streets.
Neighborhood Plan Coordination			
Support Garland Business District efforts by implementing streetscape improvements	S-1, S-2, L-1, L-3, P-1, P-2	Business District, Neighborhood Council, City	The GBD* recently received a \$30,000 grant to complete a streetscape plan to address items such as sidewalks, awnings, building fronts, lighting, street furniture, and plantings. Seek grant funding and work to get improvements identified and funded through the City's CFP* and other City programs such as Greening Neighborhood Grants.
Improving Public Spaces			
Install pedestrian-scale lighting at preferred locations	S-1, P-2	Neighborhood Council, City	The neighborhood is concerned about safety, and identified major street segments that lack appropriate lighting for pedestrian safety. This includes segments of Garland and the intersection of Monroe and Wellesley. Standard street lighting may be appropriate, except that period street lighting is anticipated along Garland. Coordinate street lighting with the City for inclusion in the CFP.
Crime Reduction			
Explore creation of crime reduction committee	S-1, S-2, E-2	Neighborhood Council, Business District, City Police	Explore creating a committee representing a range of interests across the neighborhood as well as area youth to coordinate, implement, and monitor the crime reduction strategy. The committee can partner with a local university to help evaluate crime trends and hot spots, and lead the data collection effort to evaluate changes and progress over time.

*GBD = Garland Business District; CFP = Capital Facilities Plan

North Hill Draft Neighborhood Plan

2. Longer Term Projects	Related Goals	Potential Partners	Additional Information
Neighborhood Plan Coordination			
Develop housing density surrounding Garland that supports commerce	P-1, P-2	Business District, Neighborhood Council, City	Encourage appropriately designed denser housing that will increase the population and support commerce adjacent to the Garland District.
Coordinate the Master Bike Plan effort to improve neighborhood-wide connectivity and active transportation.	C-1, C-2	Neighborhood Council, City, Spokane Transit Authority	Coordinate street and pedestrian improvements with the City for inclusion in the CFP update and work with private developers to ensure future road cross sections include sidewalks and pedestrian crossings where appropriate. Consider north/south and east/west bike routes on neighborhood streets. Coordinate bus stop improvements with the Spokane Transit Authority.
Explore the potential for public access in selected locations of the south bluff area subject to planning, funding, and landowner willingness	C-1	Neighborhood Council, property owners, City	Much of the south bluff is private property and this project hinges on forming successful partnerships through careful planning that protects privacy and identifies a land trust or other grant funding source to secure public access.
Improving Public Spaces			
Complete pedestrian improvements	S-2, L-1	Neighborhood Council, City; property owners	Provide sidewalks where missing and trails and pathways in parks and open spaces. Coordinate sidewalk improvements with the City to prioritize sidewalk need in high traffic areas first, and include in the CFP.
Develop park improvements to create safer and more functional local parks	S-1, L-2, E-1, E-2	Neighborhood Council, City Parks Department	Coordinate with the City Parks Department and the County's Conservation Futures program to identify, design, and fund park and pedestrian improvements. Work with the City and neighborhood schools to identify community facilities needed for youth engagement and education.
Develop an activity street connecting to Garland to support active public spaces and increase neighborhood amenities	S-2, L-1, L-2, P-2	Neighborhood Council, Business District, City	The neighborhood endorsed the concept of a street-oriented plaza where activities, such as a farmers' market, could take place. This concept includes identifying a suitable location for an activity street, designed for shared pedestrian activity with slowed or temporarily restricted automobile use.

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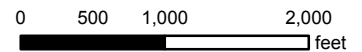


NORTH HILL DRAFT NEIGHBORHOOD PLAN NEIGHBORHOOD DESIGN & POTENTIAL PROJECT PRIORITIES

- 1** Traffic Calming and Identity
 - Traffic Calming
 - Garland Streetscape / Gateway
- 2** Plan Coordination
 - Connectivity (Bike/Pedestrian)
 - Bike Route
 - Safer Neighborhood Connections
- 3** Improving Public Spaces
 - Pedestrian Lighting
 - Pedestrian Improvements (trails and sidewalks)
 - Park Improvements
 - Activity Street
- 4** Crime Reduction (a neighborhood-wide program)

- Neighborhood Boundary
- City Limits
- Railroad
- Freeway
- Arterial Road
- Local Street
- Parks & Open Space
- Building Footprint
- Post Office
- Library/Museum
- Fire Station

Source: City of Spokane GIS + Google Maps



PRIORITY PROJECT TOOLKIT

As a means to implement the priority project list, the project priority toolkit includes a variety of potential treatments and suggestions for new facilities that can improve connectivity and livability throughout North Hill. The toolkit should be used by the neighborhood as a source of ideas and inspiration, and as a menu of potential solutions to consider when working with the City towards project planning, design and implementation. The toolkit has five general categories, and includes between two and six individual elements/features described and illustrated for each project type.

Potential Arterial Streetscape Improvements



IN-GROUND PLANTERS

Streetside planters provide a needed buffer between pedestrians on the sidewalk and arterial street traffic. Street trees can be incorporated within the planter system.



PEDESTRIAN LIGHTING

Pedestrian-scaled lighting along arterial streets increases the perception of safety and encourages use of the street after dark. Like other street furniture, lighting also alerts drivers to the presence of pedestrians in an area.



SIDEWALK IMPROVEMENTS

Widened sidewalks help pedestrians feel less exposed to vehicular traffic, revitalize commercial corridors by encouraging pedestrian use, and improve overall street safety.



FURNISHINGS ZONE

The street furnishings zone should include a range of elements to make the street more livable, vibrant and inviting to pedestrians. Elements such as benches and seating, bicycle racks/corrals, bollards, kiosks, public art, signage, transit shelters and waste bins are found in the furnishings zone. Elements should be located at predictable places such as at corner locations on short blocks, and at mid-block locations on longer blocks.



PARKLETS

Reconfiguration of several parking spaces into dedicated pedestrian gathering spaces can offer respite and diversity of seating along North Hill's busier arterial streets.



LANDSCAPED MEDIANS & PEDESTRIAN REFUGE ISLANDS

Medians planted with drought-tolerant perennial species and street trees collect and store stormwater, provide mid-block crossing refuge for pedestrians, humanize the scale of a wide street, encourage vehicles to use appropriate speeds, reduce the urban heat island effect, and beautify the streetscape environment.

Potential Traffic Calming Improvements



PEDESTRIAN REFUGE ISLAND

Refuge islands provide pedestrians a safe area to stop before finishing crossing a road. They also reduce the average crossing time and make drivers more aware of pedestrians. The refuge area can include planting materials, signage, and lighting.



BULB-OUT CROSSWALK

Bulb-outs, also known as curb extensions, enhance pedestrian safety by increasing pedestrian visibility, shortening crossing distances, slowing turning vehicles, and visually narrowing the roadway.

Potential Bike Route Elements



SHARROWS

Painted 'sharrows' - or shared lane pavement markings - are bicycle symbols that are placed in the roadway lane indicating that motorists should expect to share the lane with bicycles and vice-versa.



RESIDENTIAL BIKE LANES

Bike lanes through residential areas should connect to "sharrow" routes that have less vehicular traffic.

ADVISORY BIKE LANES

Advisory bike lanes give bicyclists space to ride, but are also available to turning or passing cars. They are used on low-volume, narrow streets.



BIKE ACTIVATED SIGNAL

These signals are located curbside for easy access to bicyclists. They can be used at street crossings that lack traffic signals.

NON-MOTORIZED CROSSING

A raised median with cut-outs that allow bicyclists to pass through and restricts vehicles to right turn only.

Potential Park Improvements



PAVED PATH LINK
Multi-use trail segments provide pedestrian and bicycle connections through unimproved right-of-ways, alleys, etc.



PATHWAY/PERIMETER LIGHTING
Pathway lighting should be considered for safety and visibility purposes along new pathway links and along the perimeter of public streets.



SEATING AND AMENITIES
Seating can be integrated into other park features such as a low wall, or can be stand alone. Trash and recycling containers, decorative planters, drinking fountains and signage should be clustered together to create an inviting and complete setting.

Potential Activity Street Amenities



REMOVABLE BOLLARDS
Removable bollards can be placed to create safe places for pedestrians and help indicate boundaries of an activity street. These can be installed and removed before and after events to temporarily restrict motor vehicle traffic.



ABOVE GROUND PLANTERS
These planters help to beautify the streetfront while adding a boundary between sidewalks or activity areas and the street. Planters can also be moved as needed to accommodate different event sizes and needs.



DECORATIVE STREET SURFACE
Decorative street surfaces include contrasting materials such as pavers or paint to help define pedestrian crossings and activity spaces. The contrast in texture or color helps define areas that are safe for pedestrians, while alerting motorists to take extra caution when approaching.

V. SUPPORTING STRATEGIES

The North Hill Neighborhood Plan discusses priority projects that can address local desires and capitalize on local opportunities. These projects will require diligence and hard work to implement. The following section provides strategies that should be considered and refined over time to best facilitate plan implementation.

LAND USE AND URBAN DESIGN APPROACH

CONSIDER COMPLETE STREETS WHERE APPROPRIATE

- Calm traffic speeds and enhance pedestrian safety by providing curb extensions or bulb-outs at key intersections. Priority intersections for these treatments include Garland/Madison, Lincoln, Post and Wall, and Rowan/Monroe.
- Increase street lighting at key intersections and high activity areas, such as the intersections of Monroe/Garland and Monroe/Wellesley.
- Ensure compatible street lighting within commercial districts by developing area-specific streetlight standards.
- Work with the City to develop a prioritized list of street improvements for incorporation in the City's Capital Facilities Plan.



COORDINATE NEIGHBORHOOD PLANNING EFFORTS

Garland Plan

- Participate in and support the efforts of the Garland Business District to enhance the district, including sidewalk improvements, street furniture, period lighting, new plantings and façade improvement programs.
- Further the health of commercial areas through supportive nearby residential densities while retaining North Hill's status as a primarily single-family neighborhood.
- Promote compatible design through the development of design guidelines.
- Identify strategies to decrease the presence of excess surface parking through shared parking, parking reduction incentives, or other parking demand management techniques.

Master Bike Plan

- Coordinate with the City on the Master Bike Plan effort to improve conditions for cyclists, including a safe route parallel to Monroe, on a lower volume street.
- Enhance pedestrian facilities along major collector streets, including Garland, Monroe, Wellesley, and Rowan, by improving damaged sidewalks and filling missing links.

South Bluff Concept Plan

- Identify public access points and explore potential public use of selected areas on the south bluff.
- Coordinate with landowners to determine appropriate access points.
- Seek partners such as a land trust or other resource for acquisition.
- Improve trails and access to viewpoints in suitable locations.
- Assess the need for additional pedestrian lighting on publicly accessible areas of the bluff.

Improve Public Spaces

- Work with the City Parks Department to improve trails, sidewalks, and pedestrian lighting in public parks.
- Identify and design an activity street one block north or south of Garland to include removable bollards, pavers, gateway entrance feature, rolled curbs, street furniture, and planters. The design should allow temporary street closures, accommodating public events and activities such as a farmers' market (below).



Potential activity street with removable bollards along Garland (for illustrative purposes only)

TRANSPORTATION INTERFACE

CONTINUE COORDINATION OF CONNECTIVITY PLANS

- Work with the City to explore a north/south bicycle route as well as east/west bike lane improvements through the Master Bike Plan effort.
- Work with the City to develop a list of needed enhanced mid-block pedestrian and bicycle crossings to support bicycle routes on local streets and connections to schools and parks.

IMPROVE STREET SAFETY

- Work with the City to explore opportunities for traffic calming in the form of curb extensions at key intersections where roadway width is available.
- Work with the City to identify funding opportunities for enhanced connectivity and pedestrian-scaled lighting, including grants such as the Greening Neighborhoods grants, and the inclusion of particular projects in the City's Capital Facilities Plan.

IMPROVE PUBLIC TRANSIT

- Work with the City and the Spokane Transit Authority to improve bus service and bus stops.
- Add amenities to bus stops (shelters with a bench, street lighting) at priority locations based on passenger ridership.

MARKET STRATEGIES

Based on market considerations and priority projects with the potential to build on market strengths and increase private investment, the following table outlines recommended target market opportunities for the North Hill Neighborhood.

Development Type/Use	Market Potential	Potential Spin-Off Benefits	Potential Job Creation	Recommended Target Market	Site/Building Requirements
Live/Work Housing	●	●	●	○	Visible infill & redevelopment sites
Retail (specialty stores)	●	●	●	●	Vacant stores in commercial centers
Grocery Store	○	●	●	○	N/A
Specialty Restaurant	●	●	●	●	Vacant stores in commercial centers
Vertical Mixed-Use	○	●	●	○	N/A
Office	○	●	●	○	N/A
Day Care/Learning Center	●	●	●	●	Neighborhood & commercial infill
Townhomes/Plexes	●	●	○	●	Neighborhood infill
Apartments	●	●	○	●	High visibility redevelopment sites
Assisted Living	●	●	●	●	Neighborhood infill
Health/Medical/Fitness	●	●	●	●	Commercial corridors

Legend: Good ● Fair ● Poor ○

Source: FCS Group, based on local market data and community input.

CONSIDER MULTI-FAMILY HOUSING

The North Hill Neighborhood has market potential for multi-family housing such as apartments or townhomes/plexes (duplexes or triplexes). While preserving neighborhood character is an important priority for North Hill, multi-family housing in specific locations and of an appropriate scale could increase the density of the neighborhood and further support neighborhood businesses.

PURSUE SMALL-SCALE MARKETS

This analysis of market opportunities demonstrates the lack of market potential for a full-size grocery store, but highlights the potential for specialty stores, which could include a neighborhood grocer/market in the Garland Business District

STRENGTHEN PARTNERSHIPS FOR DESIRED DEVELOPMENT

Working closely with the City and other partners, there are several potential near-term strategies that the neighborhood should pursue to attract desired development within North Hill.

- *Encourage redevelopment:* Establish strategic site redevelopment initiative program, with assistance from City staff and local universities. Invite “competitive” letters of interest from commercial property owners with under-developed sites to receive in-kind (no cost) site design assistance by City and university partners. Select a limited number (e.g., up to two) of proposals per year to receive site alternatives analysis and design assistance. Assist property owners with identifying financial institutions with potential willingness to invest in new developments.
- *Improve building appearance:* Coordinate work with the City to seek funding for a new building façade redevelopment program to implement design guidelines. Proceeds should be used as equal match on new private investment and repaid to the City over designated period (e.g., five years).
- *Offer financial incentives:* Work with the City to consider tax abatement and system development charge waivers for major private investments within the neighborhood over the next five years (e.g., net new private development valued at over \$1 million).
- *Provide flexibility:* Work with the City to develop unique parking standards, such as the allowance of a 50 percent reduction in parking requirements for developments within 1,200 feet of transit stops.

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