

City of

AIRWAY HEIGHTS

Joint Workshop

September 28, 2020

**Downtown &
US-2 Plan**

Purpose Overview

- Grant funding from Commerce (\$50,000)
- Further the initiatives in adopted Comprehensive Plan, US-2 Plan, and Art Plan
- Guide new standards and development within US-2 Corridor and Downtown
- Enhance housing and mixed-use development



Process and Engagement



West Plains Chamber meeting



Mailers & Polling



Vision workshop



Stakeholder Interviews



Visual preference survey / Storymaps



Virtual Open House/ Studio



Joint PC/ CC Workshop



Rollout Workshop

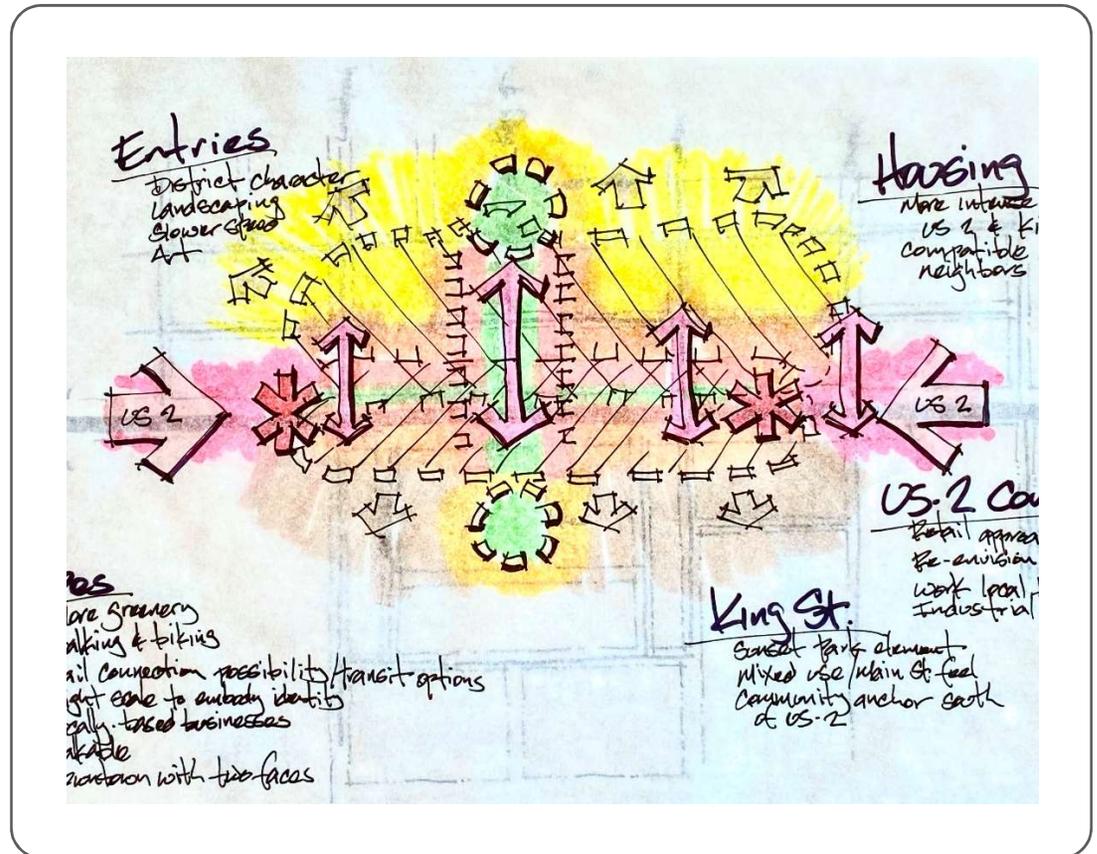


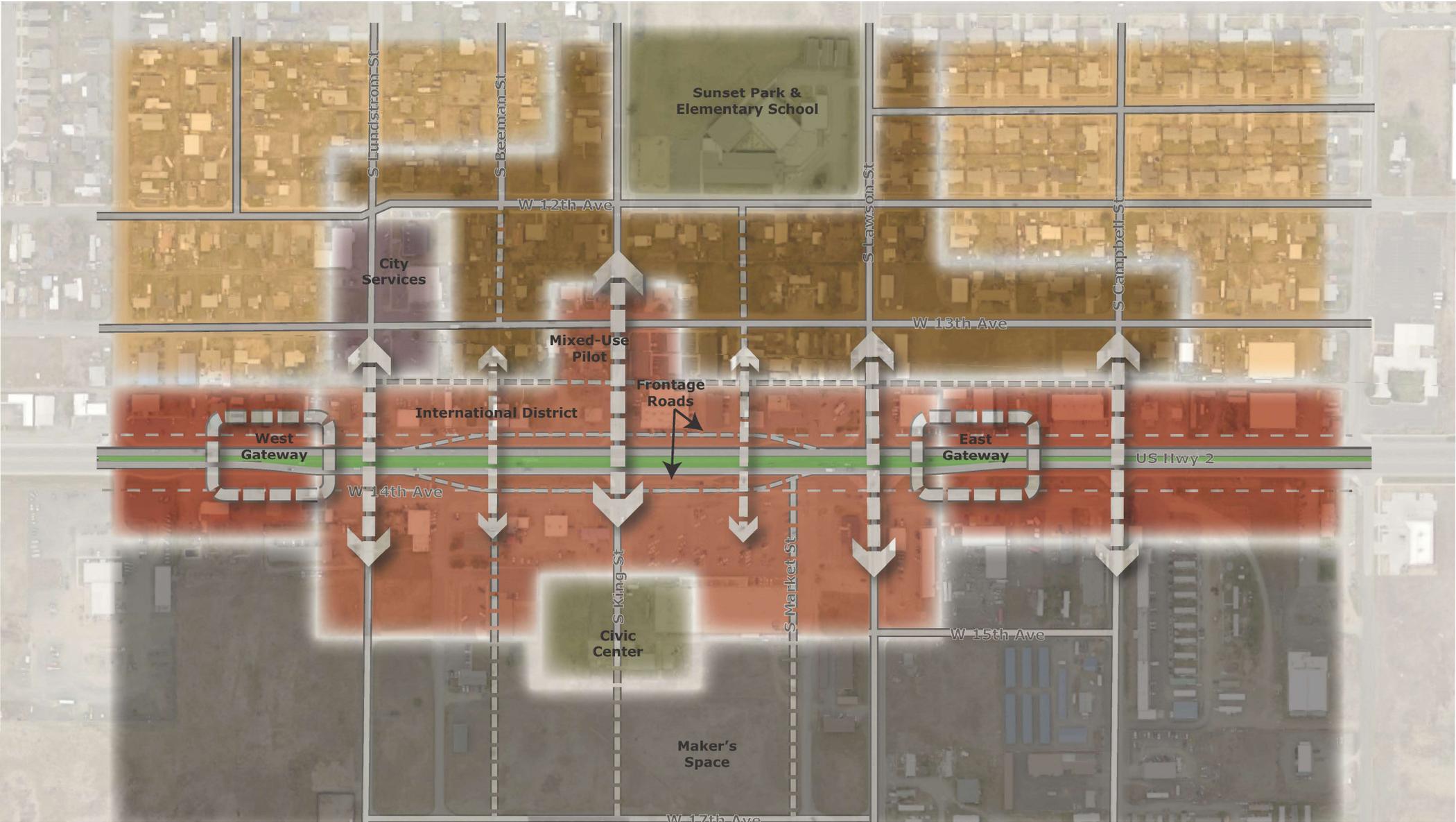
Adoption

Preferred Scenario

Concept:

- US 2 Corridor
- Pedestrians
- King Street
- Civic spaces
- Connections





Sunset Park & Elementary School

City Services

Mixed-Use Pilot

Frontage Roads

West Gateway

East Gateway

International District

Civic Center

Maker's Space

S Lundstrom St

S Beeman St

S Lawson St

S Campbell St

W 12th Ave

W 13th Ave

W 14th Ave

US Hwy 2

S King St

S Market St

W 15th Ave

W 17th Ave

Guiding Principles



- Identity
- Livability
- Traffic safety
- Traffic flow
- Economic Development
- Connections
- Use the space we have
- Placemaking
- Multimodal
- Transformation

Transformational Priorities

01

Invest in drastic streetscape improvements and beautification efforts.

02

Integrate a mixture of housing options including affordable housing options.

03

Strengthen existing businesses and support reinvestment downtown

04

Create and improve collaborative, inclusive and safe public spaces

05

Develop safe crossings, multi-modal options, and improve US-2 to slow traffic through downtown.

How do we get it done?

Actions, Implementation & Funding

1. INVEST IN DRASTIC STREETSCAPE IMPROVEMENTS AND BEAUTIFICATION EFFORTS.

#	Action Recommendation	Action Required	Policy Reference	Lead	Key Partners	Funding Sources	Cost	Timing
1.1	Develop green space along US-2 and King Street as a multi-purpose, safe public space.	Streetscape design efforts	US2; AP; CP	City	WSDOT; STA; SRTC	SRTS; CERB; Commerce; WSDOT	\$\$\$\$	← ● →
1.2	Establish a public art program with a downtown focus area. Investigate the feasibility of a public art on loan program.	Establish art program	AP; US2	City	Spokane Tribe; Kalispel Tribe; Schools	City; Tribes; Development improvements	-\$-\$\$\$	← ● →
1.3	Review and update zoning overlay districts, such as an opportunity zone, to ensure design standards contribute to downtown development and success.	Code Review & Amendments	US2; CP	City	City Departments; development community	Commerce	\$\$	← ● →
1.4	Incorporate wayfinding and gateway signs to include art elements, environmental knowledge, and communicate a sense of arrival.	Wayfinding & gateway elements	AP; US2	City	City Departments; public art groups	City; Tribes; Community groups	\$\$\$	← ● →
1.5	Concentrate density in the downtown core while allowing surrounding areas to develop at a more moderate density.	Encourage transitions to downtown	CP; US2	City	City departments; property owners; development community	City	\$	← ● →



Figure 1: Examples of streetscape improvements and beautification efforts in downtowns

2. INTEGRATE A MIXTURE OF HOUSING OPTIONS INCLUDING AFFORDABLE HOUSING OPTIONS.

#	Action Recommendation	Action Required	Policy Reference	Lead	Key Partners	Funding Sources	Cost	Timing
2.1	Promote new development concepts in housing, retail, restaurants, and the arts, such as mixed use development, incubators, makers spaces, and other lower cost start up spaces for local entrepreneurs.	Establish flexibility for different development types	CP; US2; AP	City	City; Businesses; Chamber; Developers	Commerce; Better Block; CERB; Art non-profits	\$-\$\$	← ● →
2.2	Actively pursue and define housing developments within the downtown district and along US-2 that support young professionals, first-time homebuyers, and downsizing households.	Define and encourage diverse housing options	CP; US2; AP	City	City; Developers; Community	Commerce; Better Block; CERB; Art non-profits	\$-\$\$	← ● →
2.3	Ensure land use designations, zoning, subdivision, and development standards are supportive of mixed housing and downtown redevelopment.	Code amendments	CP; US2	City	City; Developers; Community	Commerce	\$\$	← ● →
2.4	Evaluate the feasibility for a mixed Use housing pilot project.	Mixed use feasibility study	CP; US2	City	City; Chamber; Developers; Community	CERB; Commerce; Art non-profits	\$-\$\$	← ● →



Figure 2: Examples of housing options and mixed use

3. STRENGTHEN EXISTING BUSINESSES AND SUPPORT REINVESTMENT DOWNTOWN.

#	Action Recommendation	Action Required	Policy Reference	Lead	Key Partners	Funding Sources	Cost	Timing
3.1	Capitalize and invest in existing business diversity and culture such as the variety of restaurants, colors, and ethnicity. Support an international district, colorful buildings, and use of public art downtown.	Support and enhance the diverse businesses & cultures	CP; US2	City	Chamber; Businesses	SBDA; CERB; Historic Preservation Trust; Main Street	\$-\$\$	← ● →
3.2	Evaluate parking strategies, surface lots, and opportunities for infill and redevelopment as appropriate.	Redevelop and enhance parking opportunities	CP; US2	City	City; Businesses; Developers	SBDA; CERB; Historic Preservation Trust; Main Street	\$	← ● →
3.3	Study infrastructure needs and funding for the downtown area south of US-2.	Funding infrastructure	CP; US2	City	City Departments	CERB grant; Commerce	\$-\$\$	← ● →
3.4	Leverage investment with grants, city funds, partnerships, and collaborate to foster downtown development, can be utilized for storefront improvement grants to local businesses.	Fund downtown improvements & establish storefront grants	US2; AP; CP	City	City Departments; Chamber; Businesses	SBDA; CERB; Historic Preservation Trust; Main Street	\$	← ● →
3.5	Study the benefits of vacating 14 th avenue as a stimulus to private redevelopment along US-2.	City led redevelopment	US2	City	City Departments; Developers; Businesses	CERB; Commerce; STA; SRTC; WSDOT	\$-\$\$\$	← ● →



Figure 3: Strengthen businesses and reinvest in downtown

4. CREATE AND IMPROVE COLLABORATIVE, INCLUSIVE AND SAFE PUBLIC SPACES.

#	Action Recommendation	Action Required	Policy Reference	Lead	Key Partners	Funding Sources	Cost	Timing
4.1	Study the development of a civic campus, non-profit or institutions development south of US-2.	Civic campus feasibility study	CP; AP; US2	Developer/ City	City; Development Community	CERB; Commerce; CBDG	\$-\$\$\$	← ● →
4.2	Encourage activation of more downtown public spaces, examples could include community gardens, trails, pocket parks, etc.	Public spaces as downtown develops	CP; AP; US2	City	Community; Tribes; City Departments	CBDG; CERB;	\$-\$\$	← ● →
4.3	Re-envision Sunset Park as a northern downtown anchor.	Revitalize Community park	US2	City	City Departments; Community	Commerce	\$\$	← ● →



Figure 4: Examples of collaborative safe public spaces

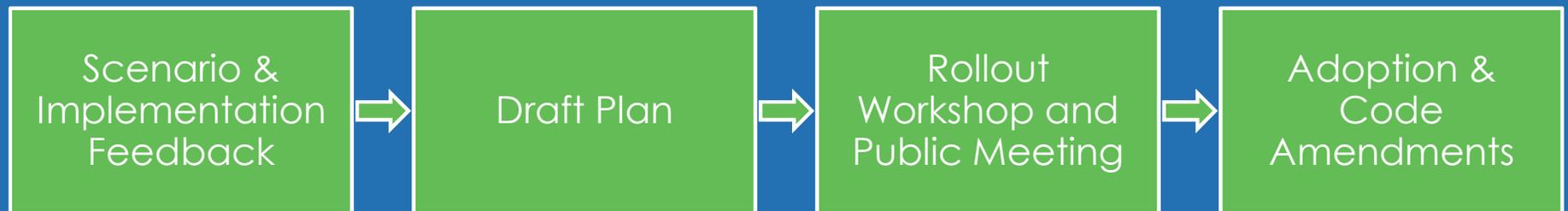
5. DEVELOP SAFE CROSSINGS, MULTI-MODAL OPTIONS, AND IMPROVE US-2 TO SLOW TRAFFIC THROUGH DOWNTOWN.

#	Action Recommendation	Action Required	Policy Reference	Lead	Key Partners	Funding Sources	Cost	Timing
5.1	Collaborate with WSDOT on US-2 design to ensure slower traffic and multi-modal opportunities in the downtown core and corridor.	Streetscape design to slow traffic	CP; US2	City; WSDOT	WSDOT; STA; SRTC	SRTS; WSDOT funds	\$\$\$\$	← ● →
5.2	Establish connectivity and walkability north and south of US-2 so residents and visitors can safely explore both sides of downtown.	Design & develop safe crossings	CP; US2	City; WSDOT	City Departments; WSDOT; Community	SRTS; WSDOT funds; CERB	\$\$\$\$	← ● →
5.3	Utilize greenspace, bollards, and safe crossing elements to separate the street from sidewalks, open spaces, and trails.	Design & install green pedestrian spaces	CP; US2; AP	City	City Departments; WSDOT; Community	SRTS; WSDOT funds; CERB	\$\$\$\$	← ● →



Figure 5: Examples of multi-modal improvements and safe crossings

Next Steps



Questions & Contact

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