

Sprague & Appleway Corridors Subarea Plan

Spokane Valley, WA



Sprague Avenue is Spokane Valley's primary retail area. The corridor serves as a regional destination for "medium box" retail and auto sales. However, it does not provide the City with the definable downtown district wished for by local residents. The community has a vision to create a new Downtown City Center along Sprague Avenue and to improve the image of the corridor. To this end, FTB is leading an effort to draft a Subarea Plan to help guide future development along the corridor and instigate the new City Center



The shopping core will center on a Main Street with curbside parking and slow moving traffic reminiscent of historic downtown districts.

BEFORE

- 5 miles of continuous conventional commercial strip development along Sprague Avenue.
- Extremely deep parcels, lacking access and visibility, line Sprague Avenue and constrain development.
- Partially constructed Appleway Boulevard runs parallel to a portion of Sprague Avenue.
- Extension of Appleway could improve access to deep parcels along Sprague Avenue and increase infill development opportunities.



Conditions along Sprague Avenue before the Sub Area Plan project.



An illustration of Spokane Valley's new City Center. The development will take advantage of established opportunity sites to locate a shopping main street consisting of mixed use buildings with upper floor office and housing, civic buildings, surrounded by high density housing.

ASSIGNMENT

- Prepare an urban design concept and Specific Plan to revitalize downtown.
- Conduct an extensive community participation process.

OUTCOMES

In Progress

- The City Council has been endorsed the initial Concepts for corridor revitalization.
- The administrative draft has been submitted to the City.

CLIENT: City of Spokane Valley Community Development Department

IN COLLABORATION WITH: ECONorthwest, Glatting Jackson, Studio Cascade

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



Conceptual streetscape showing a linear parkway is converted to a light rail or bus rapid transit lane.