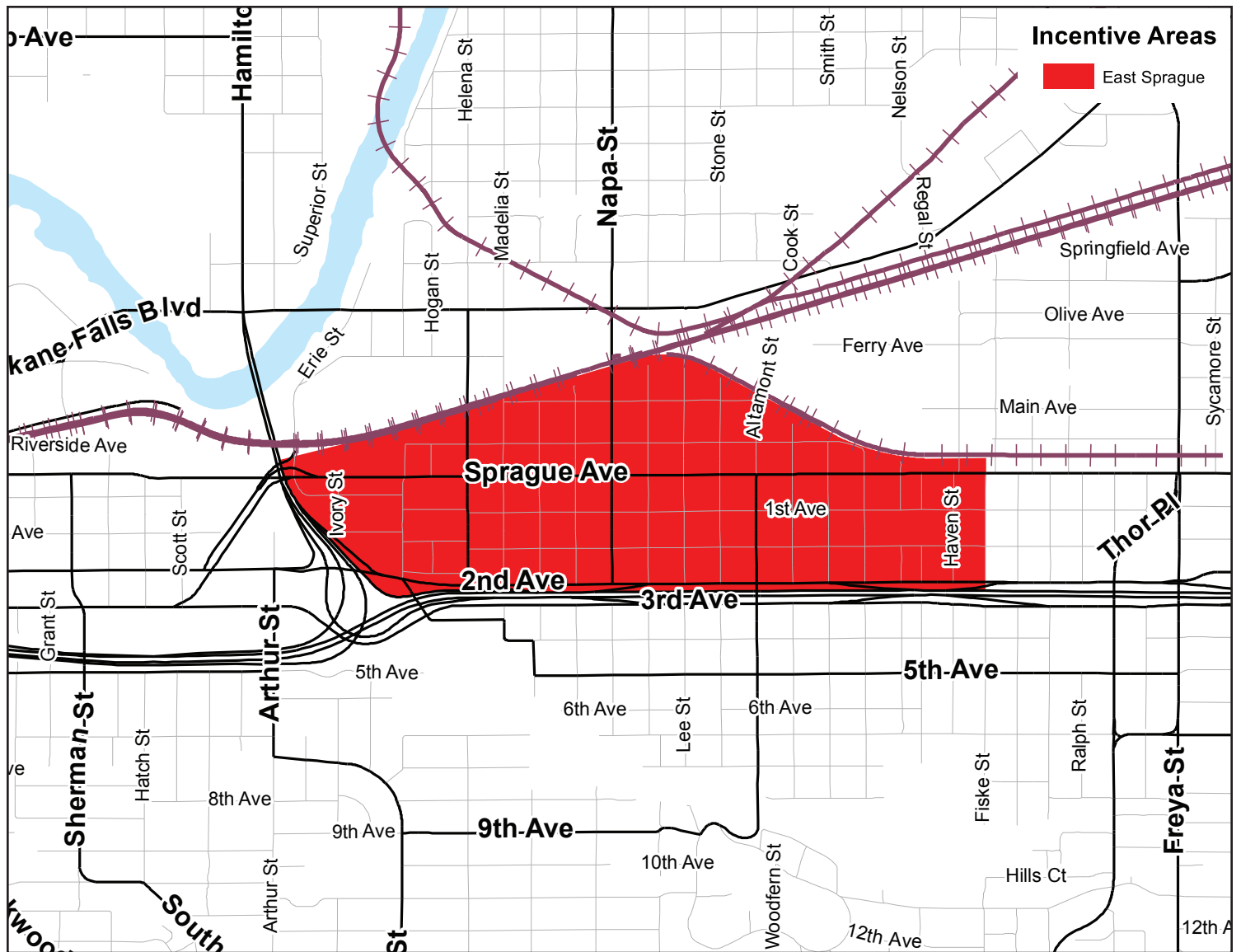


East Sprague

Spokane's Legacy Business Corridor



A short two-minute drive from the downtown core East Sprague is adjacent to Spokane's expanding University District and remains the heart and soul of Spokane's legacy business corridor. Grounded by long-term, family-owned businesses, the East Sprague Employment Center is poised for new investment. This traditional Live-Work Employment Center offers:

- Commercial, industrial and residential redevelopment opportunities
- Easy access to downtown, the University District, I-90 and surrounding residential neighborhoods
- A dynamic and supportive local business association
- Spokane Transit Authority's most frequent transit service (15-minute headways)
- Quality of Life for a Quality Workforce
- Investment Opportunity
- Development Incentives to help you locate and *grow your investment*

For more information about the redevelopment underway visit the East Sprague project page My.SpokaneCity.org/projects/tip or connect with the area expert, Melissa Owen, Project Planner, mowen@spokanecity.org 509-625-6063 direct or 509-625-6300 office.



East Sprague

Spokane's Legacy Business Corridor

City Partnership Incentives Available



Financial
Incentive
Plan

- Historic Preservation Tax Exemption
- ROW improvement requirements waived prior to public investment
- Home Improvement Tax Exemption
- Multi-Family Tax Exemption
- General Facilities Connection (water & sewer) Waiver
- Tax Increment Financing (TIF)
- Traffic Impact Fees Due at Occupancy
- Brownfield Remediation
- Blight Remediation
- Urban Utility Installation Program
- Commercial Rate Clarification policy for existing building redevelopment

Target Area Assistance



Revitalization
Planning

- Zoning in place – Commercial Mixed-use; Light Industrial; Multi-family Residential
- Studies and Recommendations – implementation in progress
 - South University District-Sprague Corridor market
 - E. Sprague Targeted Investment Implementation Plan
- Spokane Transit Authority (STA) High Performance Transit Route (15 minute service)
- East Spokane Business Association (ESBA); Business Improvement District (BID)



Target Area
Development

- \$60+ Million in Public Infrastructure Improvements (2015-2018)
 - Integrated Stormwater Improvements and integrated planning
 - East Sprague Ave streetscape with integrated utility improvements
 - Riverside and 1st Ave Improvements
 - University District Bike/Pedestrian Bridge (funded)
 - Recreational Trail Completion – Ben Burr and Centennial Trail Connections
 - Targeted Area lighting project – district-wide alley lighting
- Future US 395 NAFTA Corridor Connection to I90 (\$800 Million)



Economic
Development
Assistance

- Ombudsman Assistance for Applicants
- Creating ROW improvement agreements
- Assistance securing Federal, State and County Incentives
 - Community Empowerment Zone (CEZ)
 - Historically Underutilized Business Zones (HUBZone)
 - State B&O Tax Credits (no City B&O tax)
 - Manufacturing Incentives (Food Processing, Aerospace, Tech, Distribution. . .)
 - New Market Tax Credit Eligible
 - Industrial Development Revenue Bonds