



Lincoln Heights  
Neighborhood Improvement Plan

City of Spokane  
Plan Commission &  
Planning Services Dept



**Introduction.....I**  
 Project Process.....page 1  
 Timeline.....page 2  
 Neighborhood Background & Vicinity Map.....page 4

**Neighborhood Improvement Program.....II**  
 Project Location Map.....page 6  
 Neighborhood Improvement Program Project Chart.....page 7

**Project Outline and Design Development**

**A. Community Facilities Projects.....III**  
 A.1 Neighborhood Pocket Park/Conservation Area.....page 9  
 A.2 Neighborhood "Cop Shop" and Center.....page 14  
 A.3 Septic Tank Elimination.....page 16  
 A.4 Thornton-Murphy Park Improvements.....page 17

**B. Pedestrian/Bicycle Circulation Projects.....IV**  
 B.1 Pedestrian Access to Thornton-Murphy Park.....page 19  
 B.2 Pedestrian Crosswalks at 29th & Mt. Vernon.....page 19  
 B.3 Ped. Improvements in Lincoln Heights Shopping District.....page 21  
 B.4 Bikeway Plan & Bike Lane.....page 24  
 B.5 Neighborhood Sidewalks.....page 26

**C. Vehicular Circulation Projects.....V**  
 C.1 Neighborhood Traffic & Safety Improvements.....page 28  
 C.2 Street Improvements.....page 29

**D. Housing Projects.....VI**  
 D.1 Owner Occupied Home Rehabilitation.....page 30  
 D.2 Targeted Home Exterior Rehabilitation.....page 30  
 D.3 Senior Citizen & Low/Mod Housing.....page 31

**E. Neighborhood Design Projects.....VII**  
 E.1 Neighborhood Improvement Standards.....page 32  
 E.2 Street Tree Planting Program.....page 33  
 E.3 Neighborhood Improvement Grant Acquisition.....page 34

**F. Public Transit Projects.....VIII**  
 F.1 Transit Shelters.....page 35

**Implementation.....page 36**  
**Acknowledgements.....page 38**

Table of Contents



*Lincoln Heights Neighborhood Improvement Program*

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# *Introduction*





### Project Process

The Lincoln Heights Neighborhood Improvement Program represents Phase II of a three phase Neighborhood Planning Process designed to help guide future development in Spokane's neighborhoods. **Phase I** of the process is the development of the Neighborhood Specific Plan which provides detailed policy guidance on the elements of Land Use, Circulation, Community Facilities, Housing, and Design for all development proposals considered within the neighborhood planning boundaries. The neighborhood plans are formed with substantial public input and provide an opportunity for grass-roots involvement of citizens in decisions effecting the area in which they live.

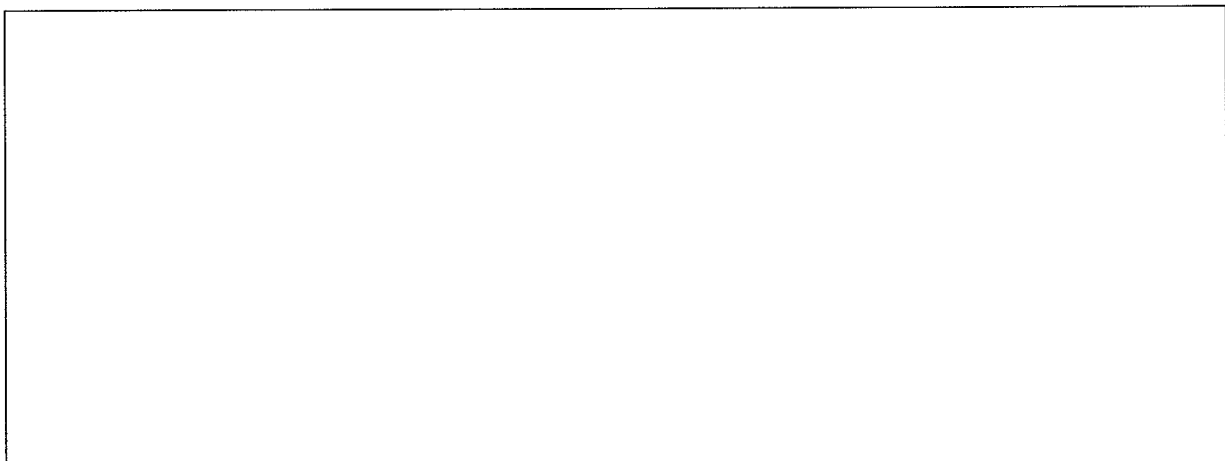
Upon adoption by the City Council, the Specific Plan becomes part of the City Comprehensive Plan and provides greater detail to the more general elements contained in that document. The Specific Plan for Lincoln Heights was approved by the City Plan Commission on May 23, 1990 and subsequently adopted by the City Council on September 24, 1990.

The Specific Plan also serves as a policy guide for the development of the **Phase II** document, the Neighborhood Improvement Program. This document will guide the expenditure of Community Development Block Grant funds and is also

intended to serve as a 20 year, long range capital improvement program for the allocation of neighborhood funds. The program outlines future physical improvements and construction of public projects within the Lincoln Heights Community Development Neighborhood and is for use by city departments and the neighborhood steering committee whenever these are considered. Another function of the N.I.P. is to provide guidance on the use of other source funds if and when they become available.

When completed by the Neighborhood Task Force, the Neighborhood Improvement Program document is submitted for city departmental review and then presented to the City Plan Commission for review and final approval. Upon Commission approval, the implementation and construction of projects utilizing Concentrated Construction funds begins. This is the third and final phase (**Phase III**) of the the neighborhood planning process.

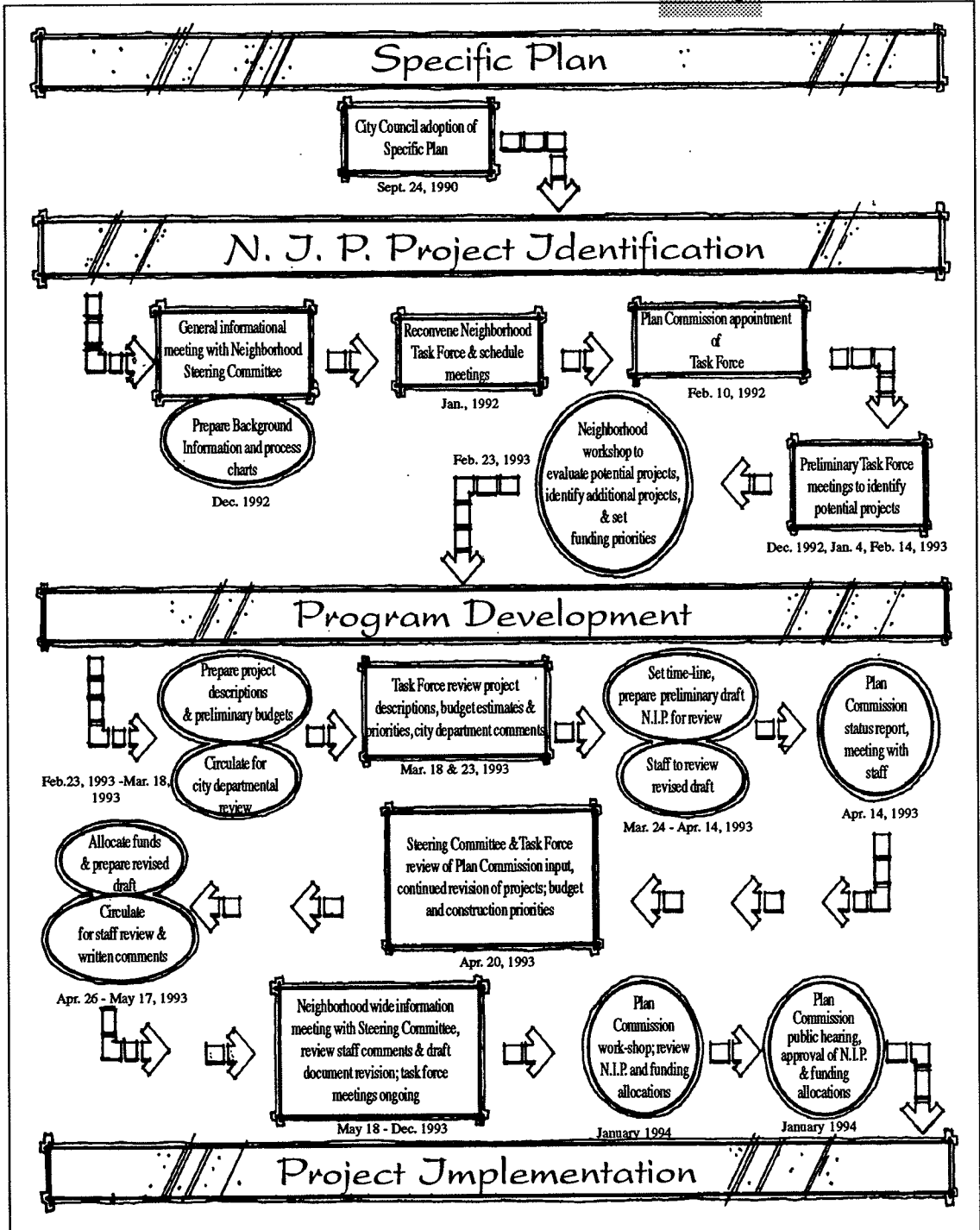
The development of the Lincoln Heights Neighborhood Improvement Program was driven by a Plan Commission appointed, citizen Task Force made up of neighborhood residents and property owners. The approximately year-long process required strong neighborhood citizen involvement, Task Force dedication, and many evening work-hours. The chart on the following page illustrates the overall process.





# Lincoln Heights Neighborhood Improvement Program

Neighborhood Improvement Program Process Timeline

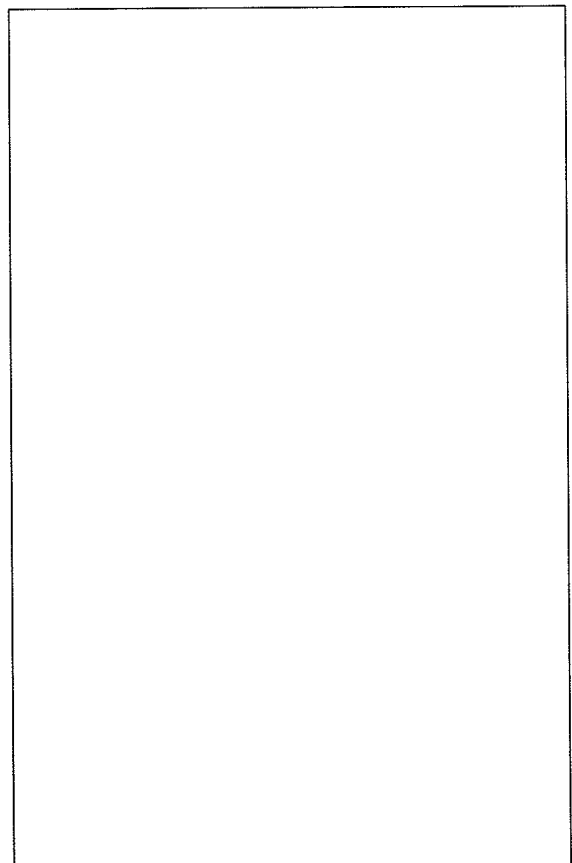
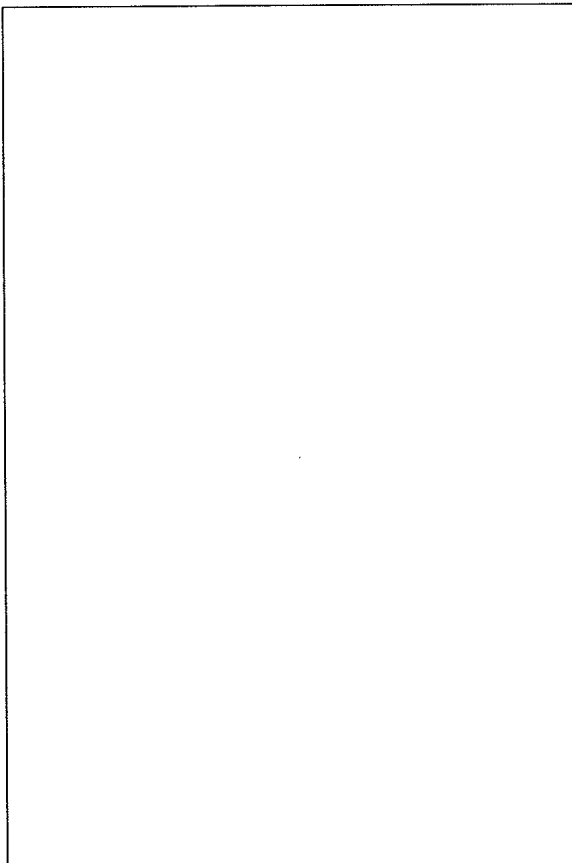




### Project Program

The Neighborhood Improvement Program is a compilation of projects recommended by neighborhood residents during workshop and task force meetings. With technical assistance from the city Neighborhood Planning and Urban Design staff, the task force further develops those concepts and ideas into the project programs presented here. The neighborhood residents and task force also designate those projects that are of highest priority and are to be implemented with Community Development Block Grant concentrated construction funds. Lower priority projects or those not eligible for Block Grant funding are also identified and will be implemented as funds become available from other sources such as the city General Fund, various grant programs, Neighborhood Fall Allocation funds, or private sources.

The map on page 6 shows the proposed location for most projects. The map is followed by a chart listing each of the projects, including the priority for implementation, funds allocated, potential funding sources, and desired neighborhood benefit. Following the N.I.P. chart is a brief page description which provides information on the project's design development and program as well as its relationship to other plans or documents and related cost factors.





Neighborhood Background

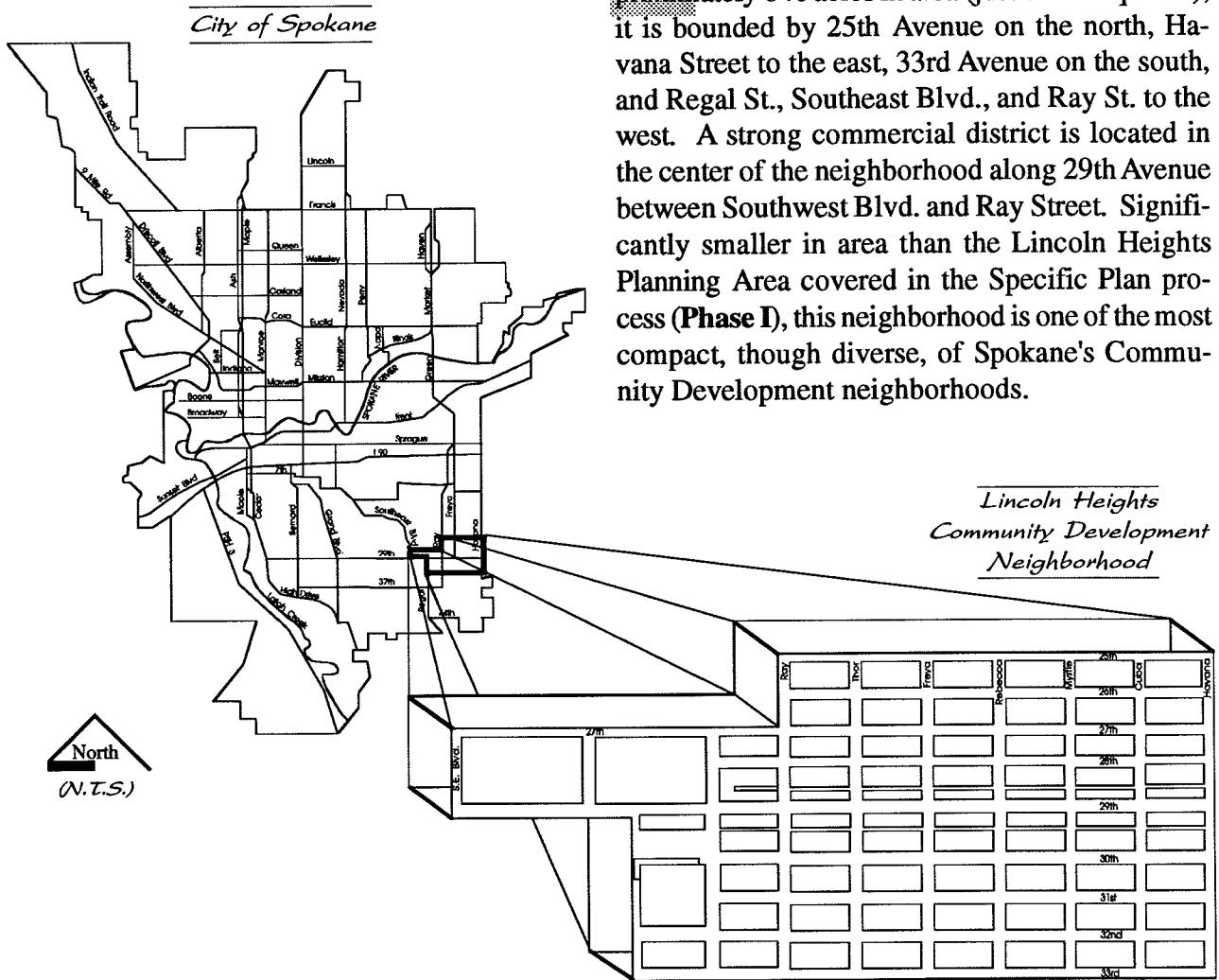
When the Lincoln Heights Addition was first platted in 1909, developers were touting the area as Spokane's next, great residential neighborhood. The citizens of the city, however, were not as enthusiastic about Lincoln Heights as the developers were, and this area remained primarily agricultural for several years. Long considered "out in the country", Lincoln Heights was simply located "too far" from the city to attract a large number of home buyers.

During the 1920's and 1930's people slowly started to move the area. The Lincoln Heights Shopping Mall was constructed in 1954 and ex-

panded in 1973. Throughout the 70's and 80's large scale in-fill development occurred and has increased thus far into this decade.

Lincoln Heights is now experiencing the kinds of changes long felt by many of Spokane's older, urban neighborhoods. An aging housing stock, incomplete or inefficient infrastructure, increasing growth and traffic volumes, the often insensitive or inappropriate mix of land uses, and environmental impacts have begun to significantly change this neighborhood as well.

Located in the southeast portion of the city, the Lincoln Heights Community Development Neighborhood is primarily residential in use. Approximately 646 acres in area (just over 1 sq. mile), it is bounded by 25th Avenue on the north, Havana Street to the east, 33rd Avenue on the south, and Regal St., Southeast Blvd., and Ray St. to the west. A strong commercial district is located in the center of the neighborhood along 29th Avenue between Southwest Blvd. and Ray Street. Significantly smaller in area than the Lincoln Heights Planning Area covered in the Specific Plan process (Phase I), this neighborhood is one of the most compact, though diverse, of Spokane's Community Development neighborhoods.





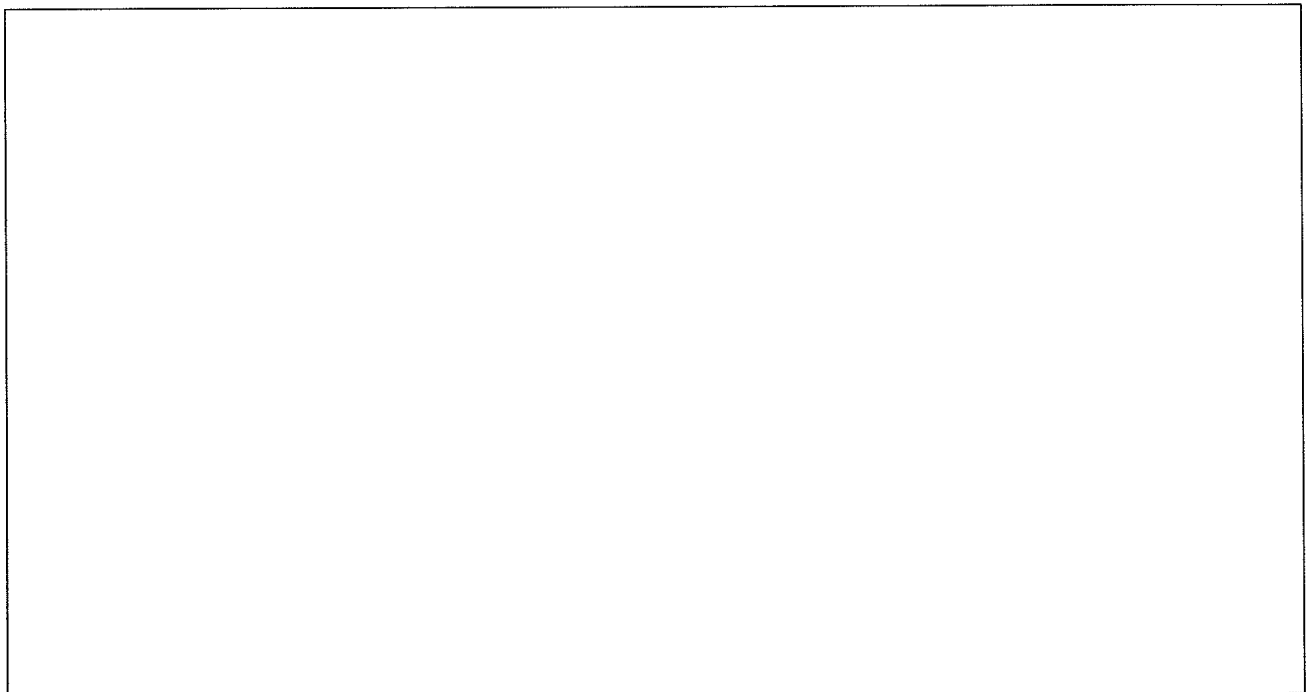
Neighborhood Background (cont'd)

Approximately 2,203 persons live in the Lincoln Heights C.D. neighborhood with 43% under the age of 18 or over the age of 65.

There are approximately 1,140 households in the Lincoln Heights Community Development neighborhood with 537 considered family households and an average of 2.74 persons per family. Of the approximately 1,081 occupied housing units in Lincoln Heights, the majority are renter occupied. Among renter occupied households, 53% were occupied by individuals 18 to 24 years of age or over the age of 65.

Considering the volume of recent growth, the neighborhood still retains a sizable inventory of undeveloped and unimproved land. Still relatively rural in character, Lincoln Heights is noted among the residents for its diversity of housing areas as well as its many varied environmental features. These include such ecologically significant elements as sensitive wetlands and habitat areas, rock outcroppings, large stands of mature trees, and a diverse topography, making the Lincoln Heights neighborhood unlike most any other of Spokane's urban areas.

A sampling of the comments from workshop participants on why they like the neighborhood best describes this unique place to live. Opinions ranged from: "I like the wildlife and outdoors in the neighborhood", and "lots of trees", to a plain and simple analysis such as: "it's got good soil", and "I like the country atmosphere & the dirt roads".







*Lincoln Heights Neighborhood Improvement Program*

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# Project Chart





*Lincoln Heights Neighborhood Improvement Program*

PROJECT/ IMPROVEMENT	NGHBD. PRIORITY			ALLOCATED CDBG CC FUNDS	POTENTIAL FUNDING SOURCES	KEY NEIGHBORHOOD BENEFIT
	H	M	L			
<b>C. Vehicular Circulation Projects (cont.)</b>						
2. Street Improvements	pge. _		X	\$00.00	CDBG, GF, PF, LID, ISTEA	Reduce dust & air pollution, improve neighborhood air quality, comply with state & federal regulations
<b>D. Housing Projects</b>						
1. Owner Occupied Home Rehabilitation	pge. _	X		\$7,000.00	CDBG, PF, CHAS	Maintain quality housing and improve character of established residential areas
2. Targeted Home Exterior Rehabilitation	pge. _					Enhance and improve the character of high visible areas of neighbor- hood
3. Senior Citizen & Low / Mod Housing	pge. _		X	\$00.00	CDBG, PF, CHAS, AGF	Provide housing for elderly & low/ mod individuals or families.
<b>E. Neighborhood Design Projects</b>						
1. Neighborhood Improve- ment Standards	pge. _		X	\$00.00	GF, PF, AGF	Address sensitive site areas/ environmental issues, provide cohesiveness to neighborhood
2. Street Tree Planting Program	pge. _		X	\$00.00	CDBG, GF, PF, AGF	Neighborhood beautification and address environmental issues
3. Neighborhood Improve- ment Grant Acquisition	pge. _		X	\$5,000.00	CDBG, GF, PF	Provide additional benefits & improvements to low/mod individuals, realize greater improve- ments throughout neighborhood
<b>F. Public Transit Projects</b>						
1. Transit Shelters	pge. _		X	\$00.00	CDBG, STA	Provide rider safety & convenien- ce, facilitate public transportation
<b>Funding Source Codes</b>						
CDBG	Community Development Block Grant	LID	Local Improvement District			
GF	City General Fund	TBD	Transportation Benefit District			
PF	Private Funds	CHAS	Comprehensive Housing Affordability Strategy			
AGF	Alternative Grant Funds	STA	Spokane Transit Authority			
SASF	State Arterial Street Funds	IAC	Interagency Committee for Outdoor Recreation			
PTR	Paths and Trails Reserve	ISTEA	Intermodal Surface Transportation Efficiency Act			



*Lincoln Heights Neighborhood Improvement Program*

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# *Project Outline & Concepts*

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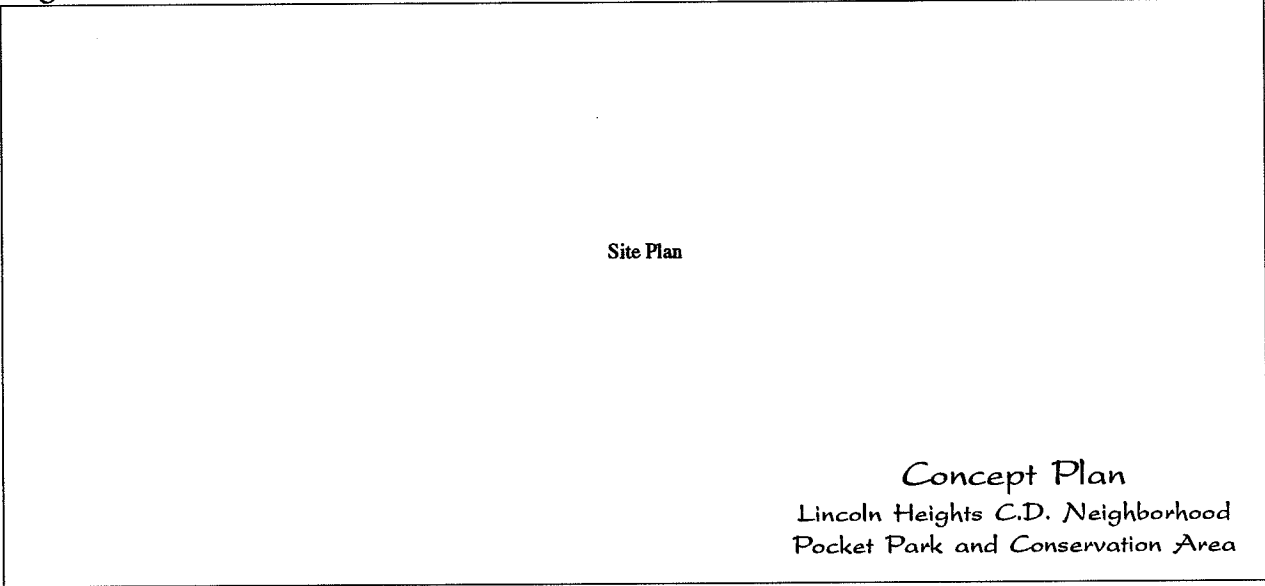
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*A. Community Facilities Projects*

Project A.1

Neighborhood Pocket Park / Conservation Area



Project Outline and Concept

Determination of Need

The need for a neighborhood parks and open-space facility was identified by the task force early on in the N.I.P. process and has consistently been considered as a high priority project by the neighborhood residents. This project presents a unique opportunity to provide numerous benefits to the low and moderate income residents of the Lincoln Heights Community Development Neighborhood, both in addressing their "re-creational" and open space needs, as well as enhancing their environmental health, safety, and welfare.

Currently there are no park areas or facilities in the Lincoln Heights Community Development Neighborhood. The City of Spokane Parks and Open Space Plan identifies the need for an additional park facility (8 to 10 acres) in the area of 21st St. and Rebecca Avenue as well as locating one further south near 37th St. and Myrtle Avenue (10 acres), based on the City standard of 1 to 2.5 acres of park or school per 1000 population.

However, both of these locations are outside of the Lincoln Heights Community Development Neighborhood (pop. 2203).

The Parks and Open Space Plan also indicates a future need for a neighborhood park (2-5 acres) with a potential location east of Havana St. near 29th Ave., depending upon future City annexation and boundary adjustments in that area. The plan further to recommends the "acquisition of areas in this neighborhood that are subject to high ground water tables and seasonal flooding as shown on the City's Flood Insurance Rate Map", to be set aside as Conservation Areas.

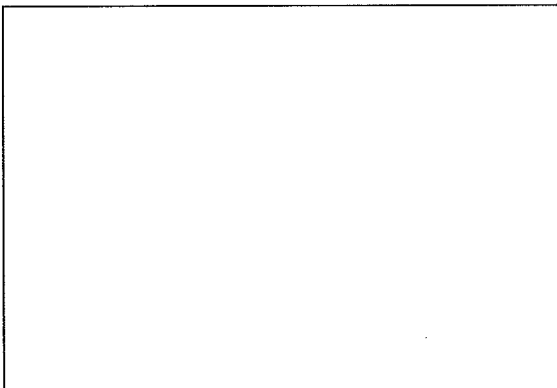
This project would also implement Policy#2 and #3 from the Design section of the Lincoln Heights Specific Plan as well as the newly adopted City Wetlands Ordinance. (This could prove useful as a "test-project" for implementation of Phase III of this ordinance.)



**Determination of Need(cont'd)**

By evaluating the demographic information and neighborhood characteristics previously presented in the Neighborhood Background section, the need for this project can quickly be determined. Among the 2,203 persons in the Lincoln Heights Community Development Neighborhood, 25% are between 18 and 29 years of age and 30% are over age 60. In general, the households in this area are composed of young families with children and older families no longer of the child bearing age group. The major recreational needs for these residents incorporate passive activities associated with young children's playstructures, picnic facilities, walking, and open green space.

While a large number of families in Lincoln Heights are home owners and may have access to a yard for some form of outdoor activity, 53% are renters that typically must depend upon public facilities for their outdoor recreation needs. Of those individuals that live in rental housing in this neighborhood, the majority are children under the age of 13 or senior citizens over the age of 65. The primary recreational activities of these residents are also passive and associated with small totlots, walking, picnicking and nature study and observation such as bird watching. This project would address the passive neighborhood recreational needs of the low/moderate income individuals that reside in Lincoln Heights.

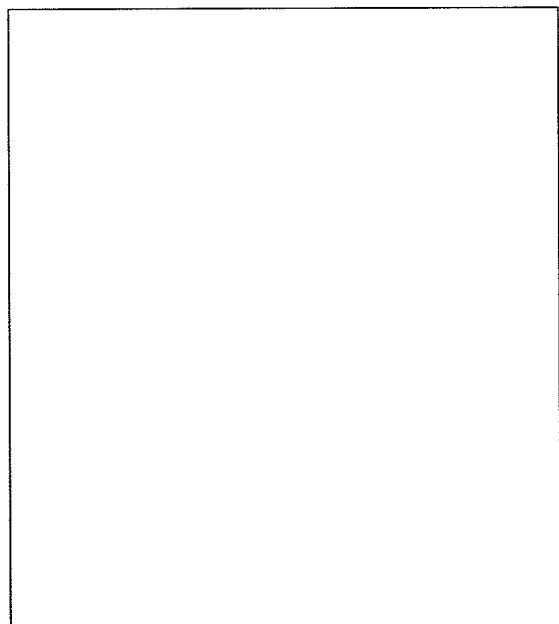


**Existing Conditions**

A site consisting of several adjacent lots exists in the east central area of the neighborhood that would accomodate this project as well as address critical environmental issues in the area.

The proposed site is currently in multiple private ownership and is primarily vacant land. The site is located at the eastern edge of the City limits, on the north and south sides of East 30th Avenue, west of Havana Street (see vicinity map) and totals approximately 3-5 acres.

Several of the properties are known to experience seasonal flooding and high ground water tables and have been inventoried by the Department of Ecology as Class III wetlands. As such, this area is considered extremely important for several functions including stormwater/flood control, maintaining water (aquifer) quality, and providing essential wildlife habitat for cover, breeding areas, and wintering/transit. The wetlands in the Lincoln Heights area are typically referred to as "vernal" pool systems however some year-round water does occurs in several places on this site.

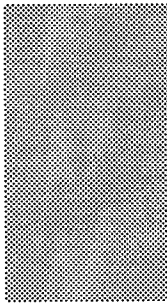




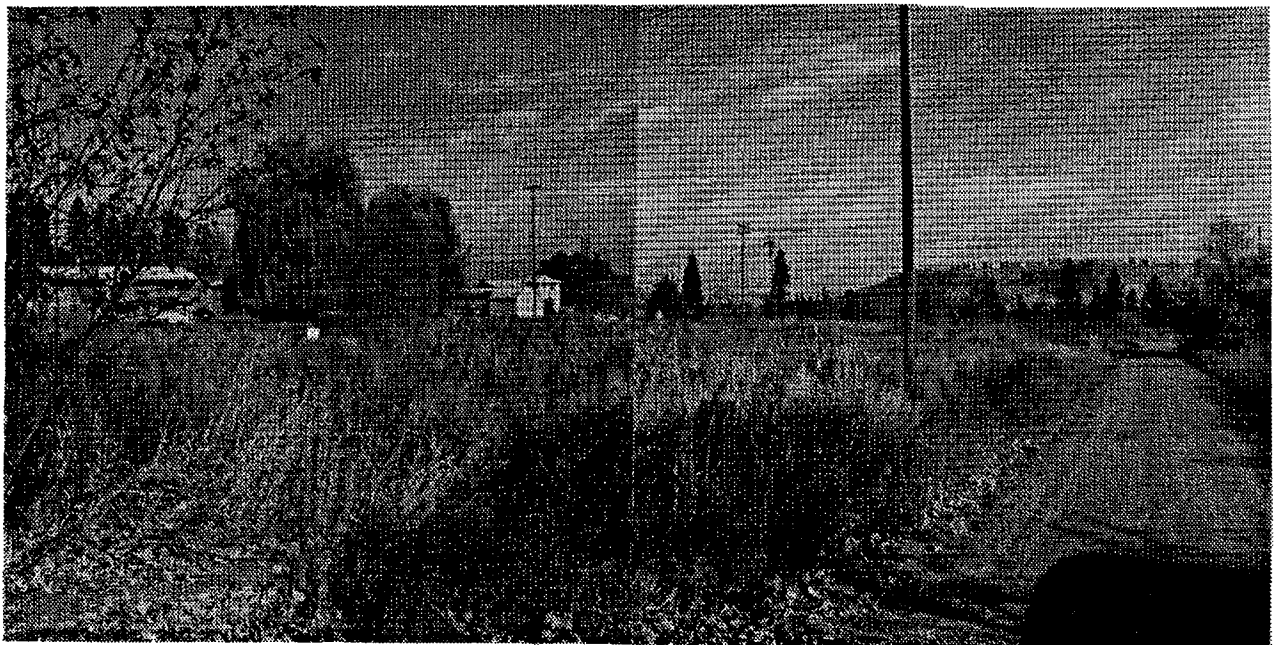
*Existing Conditions(cont'd)*

Much of the area is covered with large stands of native plant species including ponderosa pine, cottonwood, willows, wild rose, red osier dogwood, cattail, and a variety of other small herbs, perennials, and wildflowers. Some areas of rock outcroppings also occur in the site. Several animal species have been observed including squirrels, mallards, redwing black birds, red finch, pheasant, quail, sparrows, robins, and bluebirds.

Included in this are three lots north of 30th which have previously been filled with the intent to develop but are currently for sale. The property across 30th Avenue to the south is currently single family, with a large pasture area for horses. As a result of these activities, both areas of wetlands have been significantly impacted.



Existing wetlands  
at 30th Avenue





### Project Concept

This site is considered for this project because of its central location within the neighborhood, the critical need to protect its function as a stormwater/flood retention area, and its ecological sensitivity and importance. The design of this project would respond to the natural topography, hydrology, and vegetation that are currently characteristic of the site.

The design concept for the neighborhood park and conservation area incorporates the needed elements of passive recreation, naturalism and attention to sensitive areas, as well as retaining the site's critical role as a stormwater control utility.

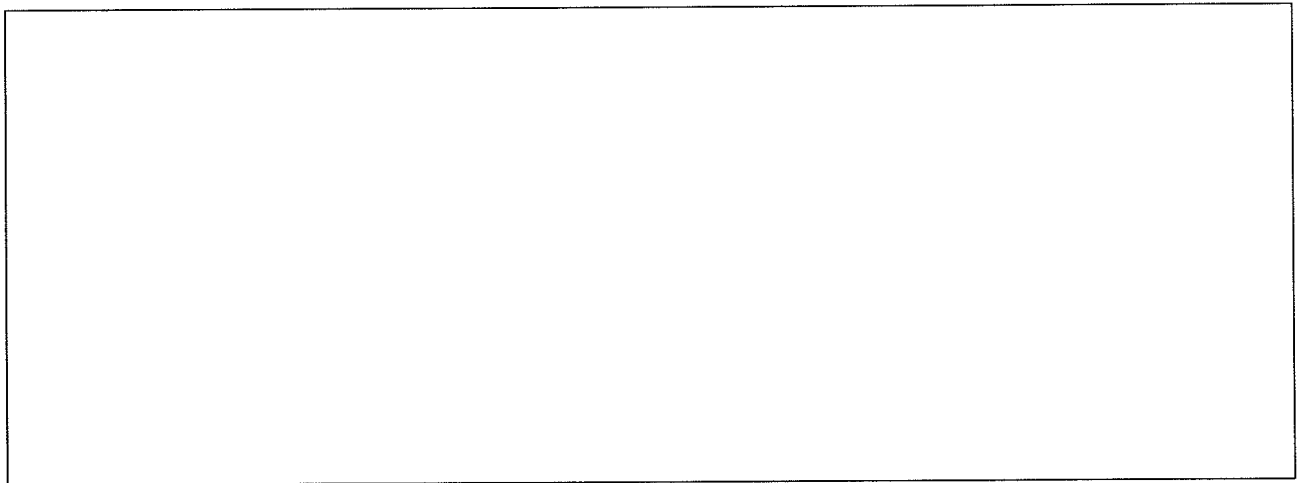
Because of the existing conditions of much of the site, there is an opportunity to easily and cost effectively provide separation between the two main activity levels and functions considered for this park: *passive play and recreation* from *environmental function, conservation and ecological observation*.

The smaller area to the north of 30th Ave., which was previously graded and filled, can be rehabilitated to provide the location for the play and recreation uses. Elements here would include a sandlot play area, a wooden climbing structure, a community garden co-op, and a picnic/viewing area.

Adjacent to this area, the drainage ditch that was previously cut across the site and the pond it flows into can be cleaned out, re-contoured, lined with boulders, and re-planted with reeds, cattails, willows, etc.. This creates a "semi-natural" activity area while retaining the necessary practical function of water retention and drainage for the site.

The area to the south across 30th Avenue is the largest of the sites with wetland resources and provides the location for conservation based, ecologically benign activities as well as the project's primary role as a stormwater control utility. This area can remain in its current condition with only minor improvements and rehabilitation efforts. The pasture activity would need to be evaluated and perhaps relocated to allow the main pond area to recover and regenerate.

A meandering nature trail/pathway with benches and observation points or blinds for bird and wildlife watching can be incorporated around the perimeter of the site. An environmental educational element such as interpretive signs and information, etc..can be implemented. Bird and wildlife habitat can be provided through both plantings and man-made elements such as bird houses and feeding perches which could be built and donated by local organizations.





General Preliminary Work Outline:

- Verify site acquisition potential, alternatives, and process
- Develop and present detailed project proposal for approval by Parks Board
- Develop grant funding and assistance proposal information (if necessary)
- Develop and refine design and improvement plans, project program, funding options and participants

Project Benefits:

The implementation of this project would provide numerous benefits to the neighborhood including:

- provide local recreation and open space to low and moderate income residents of this neighborhood not currently served by existing facilities
- provide storm water and flood control protection to neighborhood residents
- provide water(aquifer) recharge, protect water quality
- increase property value, level of investment in low/moderate income neighborhood, raise standard of living
- increase neighborhood cohesion and identity
- preserve/create natural habitat areas
- preserve unique, sensitive ecologic/geologic resource
- provide educational opportunity, an outdoor "environmental classroom"

Supporting City Documents, Plans and Projects:

- City of Spokane Parks and Open Space Plan
- Lincoln Heights Specific Plan
- Dept. of Public Works Stormwater Plan
- City of Spokane Municipal Code, Wetlands Protection Ordinance, adopted 11/1/93

Cost Factors:

The cost of the project is dependent upon land acquisition methods and costs, extent of rehabilitation measures, and the actual design of improvements. Methods of site acquisition may include a variety of methods within donation, purchase, or transfer with conditions arrangements.

Potential Funding Sources:

- CDBG Concentrated Construction Funds
- CDBG Fall Allocation Funds
- City General Fund
- Interagency Committee (for Outdoor Recreation)
- Private Funds

In addition, several other public and private programs and organizations at the national, state, and local level are available for assistance including funding, conservancy, and stewardship.

Implementing Department and Participants

- City Parks and Recreation Department
- City Public Works Department
- City Real Estate Department





Project A.2  
Neighborhood Based Police  
Substation

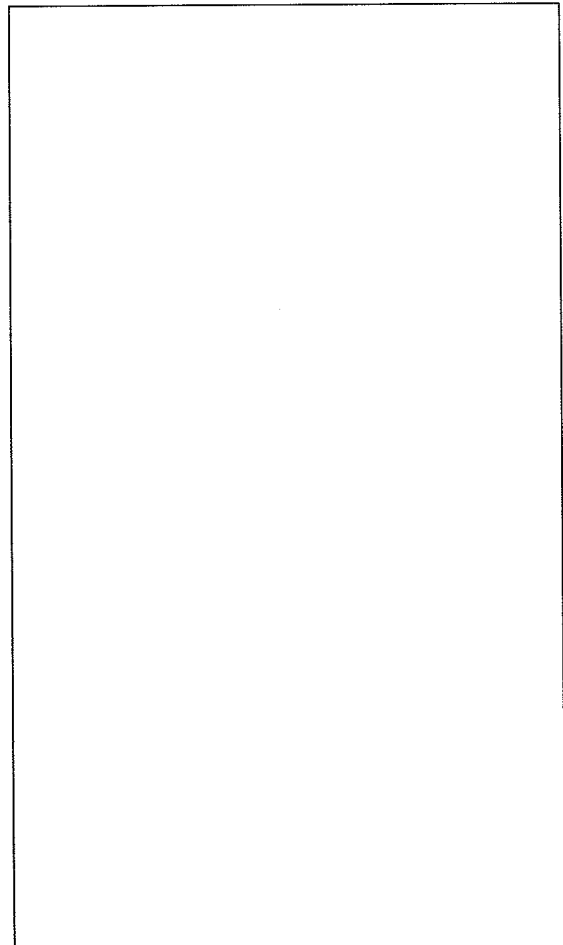
Project Outline and Concept

This project addresses the need for a facility which would provide a central focus for neighborhood law enforcement and education activity. A visible presence and greater emphasis on crime prevention through proactive efforts such as this is considered by the neighborhood a critical action towards reducing crime in any given area. One course of action that has been successful in other areas of the city has been the establishment of a volunteer staffed extension of the City Police Department, commonly referred to as a "Neighborhood Cop Shop".

According to the police department, Lincoln Heights is experiencing a marked increase in the rate of crime against property (ie. burglaries, vandalism, theft, etc.) as well as gang related activity in Thornton-Murphy Park. As a recently identified need, the neighborhood has decided it to be appropriate to take action to change this trend by the establishment of this project.

The "Cop Shop" concept is supported by the Spokane City Police Department, in a large part because it forges a cooperative relationship between the residents of the area and law enforcement personnel. As has been done in other neighborhoods, the substation would be staffed with neighborhood volunteers trained in police protocol and would be routinely visited by officers on patrol. Eventually, the department would assign a Neighborhood Resource Officer to the facility. The "Cop Shop" would serve as a focal point for positive police and citizen interaction and mobilization as well as a general base of operation for community crime prevention through education.

Currently, adequate funding is not available for this project. However should monies be allocated, the neighborhood would research appropriate locations for the substation. Options may include purchase or lease of a building/space as well as a possible "co-operative" arrangement with a church, school, etc.. According to the police department, the preferable location would be in a residential area, however a zoning variance may be necessary in this situation.





Project Benefits

Crime prevention is an eligible activity for CDBG funding under the public service category with the condition that it is not a "general government expense", ie., not an expense required for the normal provision of government services. In as much as the neighborhood "Cop Shop" is not a normal means that the police department utilizes in their effort to prevent crime, it appears that the acquisition and rehabilitation of a facility for this type project would be an eligible expense. However, maintenance and ongoing operating costs would not be eligible expenditures.

The implementation of this project would provide numerous benefits including:

- prevent and reduce crime
  
- provide additional safety and security
  
- enhance quality of life for neighborhood residents

Supporting City Documents, Plans and Projects:

- Lincoln Heights Neighborhood Specific Plan

Cost Factors:

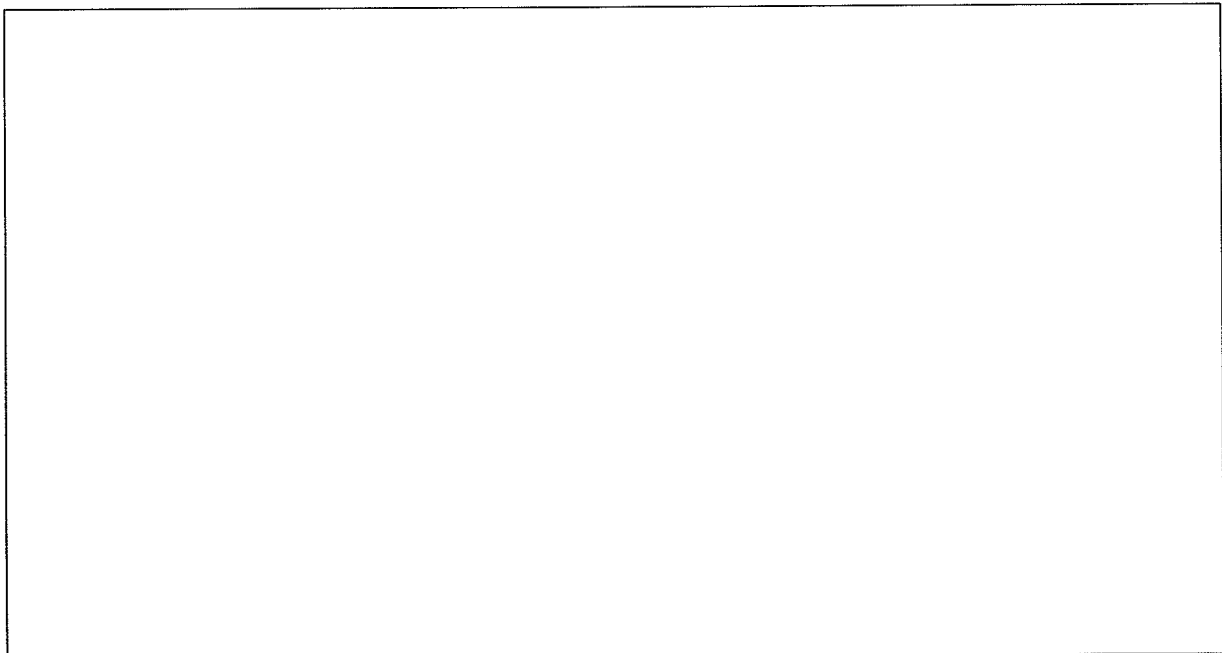
The cost of the project is dependent upon facility, materials and equipment costs and donations.

Potential Funding Sources:

- Community Development Block Grant
- Concentrated Construction funds
- Private Source funds
- City General Fund

Implementing Department and Participants:

- City of Spokane Police Department





Project A.3  
Septic Tank Elimination

Project Outline and Concept

For health and ecologic reasons the elimination of septic tanks is a priority of the Lincoln Heights Neighborhood and the City. There are approximately 30 homes with septic tanks in the neighborhood with sewer trunk lines available to them. Each of these locations have been sent notification of the availability of sanitary sewer to their property. Once sewer service becomes available, the owner starts paying the monthly sewer assessment, and by law, must hook-up to the line within one year.

The neighborhood recommends that the city actively encourage the owners of these homes to abandon their septic tanks in favor of the sanitary sewer.

The neighborhood also recognizes the burden this may pose to the low and moderate income households and places a high priority on providing financial assistance to those in need. However, at this time the Task Force has received a commitment of funding for this assistance from the Public Works Department and as such has not allocated a portion of its CDBG funds for the project. Should this commitment become unavailable, the Task Force would re-allocate funds to this program from another project.

Assistance shall be requested from Public Works by the property owner in the form of an affidavit attesting to financial need, as is generally required by the City. This program and funding is considered part of the ongoing Septic Tank Elimination Program administered by the Public Works Department.

In conjunction with this program, the Neighborhood Task Force suggests that any abandoned or unused water wells encountered be rendered un-hazardous and/or removed.

Project Benefits:

This project would assist the implementation of City policy as well as provide numerous environmental benefits and improvements to low and moderate income individuals in the neighborhood.

Supporting City Documents, Plans, and Projects:

- City Septic Tank Elimination Program
- City 6-year Comprehensive Sewer Program

Cost Factors:

- Approximately \$2000 per hook-up, at 100% funding

Implementing Department and Participants:

- City Public Works Department



Project A.4  
Improvements to Thornton-Murphy  
Park

Project Outline and Concept

Determination of Need

While it is considered outside of the Community Development Neighborhood, Thornton-Murphy Park is currently the only park facility serving the Lincoln Heights Neighborhood and is the primary recreation opportunity for its low and moderate income residents, especially the elderly and children. Because the park shares a common border with the neighborhood at Ray Street to the east, this project would enable the adjustment of the Parks and Open Space Plan neighborhood/park boundary line.

It is apparent that residents from south of 29th Avenue and east of Ray Street are the most frequent users of the park. This is the basis for enabling the Task Force to consider the use of CDBG funds for park improvements as a benefit to these same low and moderate income residents of the neighborhood.

Project Elements & Description

Improvements that are considered necessary to meet the recreational and safety requirements/needs for neighborhood residents as well as enhance the aesthetic qualities of the park include:

- picnic shelter and barbeque area
- lights at ball field and throughout park
- jogging and walking trail/circuit path
- additional tree planting/landscaping
- additional park area developed
- "Drug-Free & Gang Free" zone signage

The Neighborhood suggests that any improvements be coordinated with other projects that may impact the park, such as Ray Street pedestrian access and the adjacent water tank construction.

Project Benefit

- meet minimum recreation and safety needs and requirements of the neighborhood park users
- provide local recreation and open space opportunity for low & moderate income neighborhood residents
- promote and extend park usability

Supporting City Documents, Plans, and Projects:

- City Parks and Open Space Plan
- Lincoln Heights Neighborhood Specific Plan

Cost Factors:

Cost is dependent on the design of park improvements and the individual costs of selected elements. Some improvements and elements may be funded in part by the specific user group.

Implementing Department and Participants:

- City Parks and Recreation Department



## *B. Pedestrian - Bicycle Circulation Projects*

### Section 'B' Overview

Not unlike most areas throughout the city, the circulation elements in Lincoln Heights have been, and are still, primarily designed to accommodate only the automobile. Typically the transportation system is considered a conduit for the movement of goods and services. Rather, it should be planned and designed as one of many integral "threads" that weave the overall, multi-patterned urban fabric.

This is particularly ironic considering the number of senior citizens and low/moderate income individuals dependant upon a pedestrian oriented mobility living in Spokane and especially this neighborhood. In the Lincoln Heights Community Development Neighborhood in 1990, among the housing units occupied by persons 65 years and over, 45% lacked a vehicle for transportation. In addition, another 18% of the residents are under the age of fifteen and assumed to have no personal automobile. In as much, the projects included in this section recognize the important role that mobility, accessibility, and independence play in the lives and welfare of low and moderate income individuals of all ages.

This section addresses the pedestrian, bicycle, and handicapped circulation in Lincoln Heights, particularly the environment along 29th Avenue, as well as other primary points of interest or destination such as Thorton-Murphy Park. In this day of mandates to decrease automobile and roadway generated air pollution, commute trip reduction (CTR) programs, and an increasing global environmental consciousness, these projects facilitate a pedestrian oriented mobility and encourage alternative forms of transportation to the automobile.

"the city exists  
not for the passage  
of cars,  
but  
for the care and culture  
of people"

- Lewis Mumford



Project B.1 and B. 2  
Pedestrian Crosswalks at Thornton  
Murphy Park  
and at 29th & Mt. Vernon

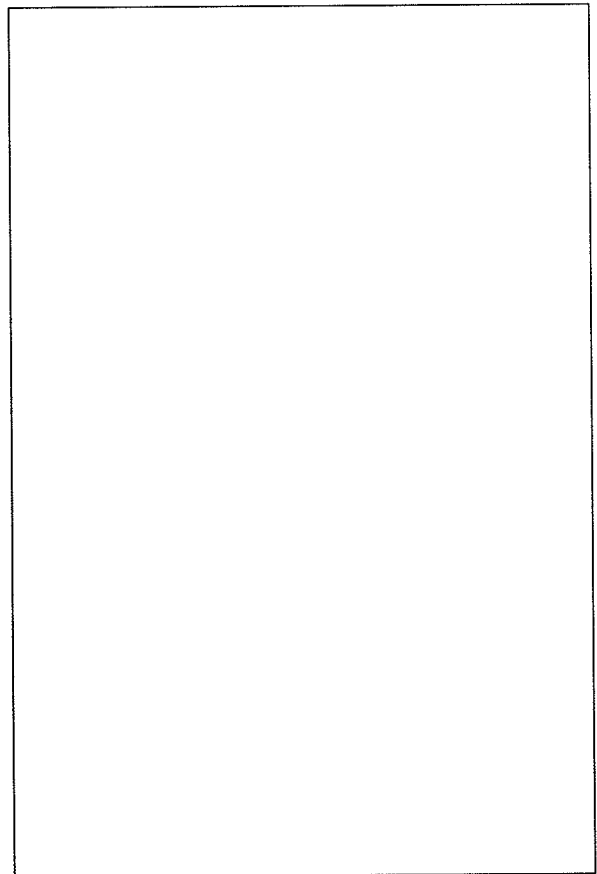
Project Outline and Concept

Throughout the neighborhood there exists several locations that, because of heavy traffic flow on an adjacent arterial and the proximity to schools, parks, businesses, or other pedestrian destinations, crossing is considered extremely hazardous. Nowhere was this more identified as a concern by the neighborhood residents and task force than at Ray Street adjacent to Thornton-Murphy Park and at 29th Avenue and Mt. Vernon Street.

**B.1** Thornton-Murphy park is the primary recreation location for the Lincoln Heights C.D. neighborhood yet is separated by Ray Street which borders the park on the east. The park is heavily used by neighborhood children and senior citizens, requiring the frequent crossing of this principle north-south arterial. The closest signalized intersection is a minimum of two blocks to the south of the park at 29th Avenue.

**B.2** The Lincoln Heights shopping district adjacent to the intersection of 29th Avenue and Mt. Vernon draws a significant number of elderly residents from nearby retirement homes dependent upon a pedestrian oriented mobility. There is no traffic signal at this particular intersection and although pedestrians have the right-of-way, approaching motorists often fail to lend their attention or consideration to foot traffic creating a dangerous crossing situation.

The task force felt it important to locate crosswalks where most needed by low and moderate income neighborhood residents. This project would call for the installation of a crosswalk across Ray St. at 26th Avenue as well as across 29th at Mt. Vernon. These would be installed in accordance with the standard design as specified by the City Traffic Engineering Department as well as signed and lighted according to standard policies. Permanent reflective tape would be used instead of paint for its durability.





Project Benefit

- meet minimum safety needs and requirements
- reduce pedestrian/traffic conflict and hazards
- increase recreational opportunities to low/moderate income residents

Supporting City Documents, Plans, and Projects:

- City Arterial Street Plan
- Lincoln Heights Neighborhood Specific Plan

Cost Factors:

- two crossings @ \$4.95/lin. ft. of permanent reflective tape, (1993 cost) approx. \$600.00 per crossing

Implementing Department and Participants:

- City Traffic Engineering Department
- City Public Works Department



### Project B.3

## Pedestrian Improvements in Lincoln Heights Shopping District

### Project Outline and Concept

This project addresses pedestrian circulation in Lincoln Heights, particularly the environment along 29th Avenue through the Lincoln Heights business district.

The pedestrian and handicapped access points and the close proximity to vehicular traffic provides continual exposure to a very harsh and unsafe condition. The integral curb and sidewalk configuration along 29th Avenue results in the user too close to vehicular traffic, ill-placed utility poles in the center of the walkway, a sidewalk buried and impassable in the winter due to plowed snow, and a generally dangerous, unpleasant and frightening experience for the pedestrian and handicapped at any time.

Conversely, by considering the pedestrian and handicapped safety and comfort as imperative as well as providing for neighborhood aesthetics, a sound and attractive neighborhood commercial district can greatly contribute to the overall wellbeing of an area. These improvements can provide for increased property values and numerous environmental benefits, in addition to helping to create and enhance the overall character of the neighborhood.

Elements to be considered but are not limited to, include:

- median / right-of-way landscaping, separate curb and sidewalk
- street trees and tree wells between curb and sidewalk
- curb and sidewalk construction and repair to current ADA standards
- pedestrian activated lights at crossings
- repairs and construction to City arterial street standards
- paving treatment/bollards to indicate crosswalk locations
- business front planting areas & boxes
- neighborhood information kiosks
- trash receptacles
- development of a "Lincoln Heights Shopping District Urban Design Plan"\*

\*The complete and overall implementation of a project that includes such varying elements would realistically span a number of years and implementing entities. The task force realizes this and as such includes the development of a Lincoln Heights Shopping District Urban Design Plan to provide a cohesive program for the funding, design and implementation of this project.





Project Benefit

- meet minimum safety needs and requirements
- reduce pedestrian/traffic conflict and hazards
- increase pedestrian and driver safety
- give character and identity to neighborhood
- improve neighborhood property values

Supporting City Documents, Plans, and Projects:

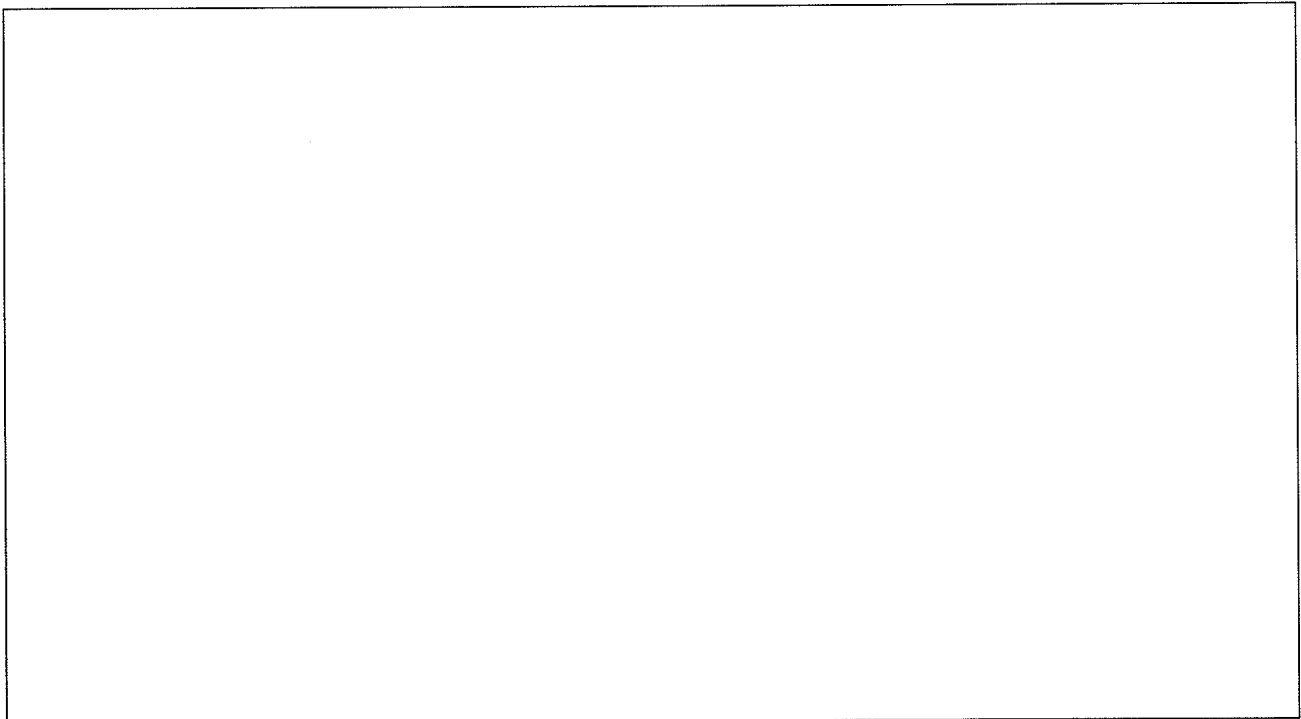
- City Arterial Street Plan
- Lincoln Heights Neighborhood Specific Plan

Cost Factors:

Project costs will be dependent on the actual improvements specified through discussions between the neighborhood and implementing departments. Because of the expense of implementing this project as a whole, it should be approached with a detailed phasing plan and various funding sources should be approached as joint participants.

Implementing Department and Participants:

- City Traffic Engineering Department
- City Public Works Department





Project B.4  
Neighborhood Bikeway Plan and Bike  
Lanes (Class II and III)

Project Outline and Concept

This project recognizes the important role that mobility, accessibility, and independence play in the lives and welfare of low and moderate income individuals of all ages in the Lincoln Heights neighborhood. Bicycle transportation very often fills that role.

Of the workers that own automobiles residing in Lincoln Heights, 76% drove to work alone (single occupant vehicle). This project facilitates one form of the many different types of alternative transportation modes. In this day of mandates to decrease air pollution, commute trip reduction (CTR) programs, and an increasing global environmental consciousness, bicycle transportation provides an answer to the costly, single occupant automobile.

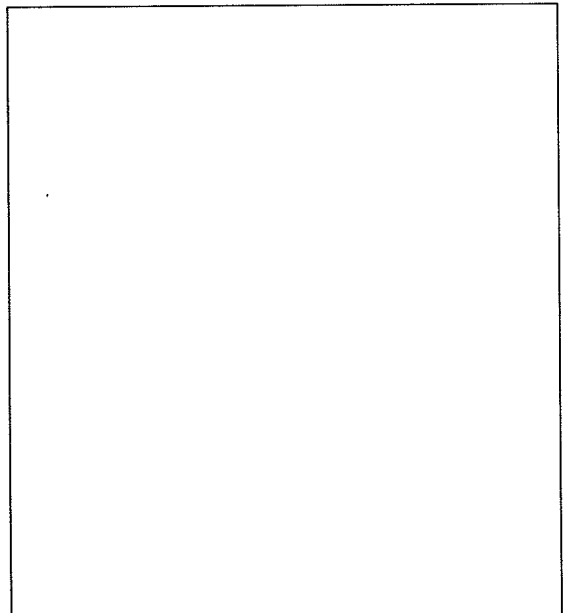
Currently, there are no designated, classified bikeways in the neighborhood, though several potential routes have been identified. The task force recommends the implementation of the City's Bikeway Plan or the adoption and implementation of the Spokane Regional Pedestrian / Bicycle Plan and to provide connection to the identified potential routes in the neighborhood.

Project Elements

This project would incorporate the following elements:

- identify specific routes within the neighborhood designated in the City bikeways plan and implement to standards, including:

- a. provide as a priority route, the S.E. Blvd route to Regal St. via the S.E. Blvd. extension as a Class II Bikeway
- b. continue Regal St. route south as a Class II Bikeway
- c. provide a connection between Ray St. and S.E. Blvd. along 27th Avenue as a Class II Bikeway
- d. provide 29th Avenue route east from S.E. Blvd. as a Class III Bikeway with project #A.1(city boundary) as a terminus
- e. provide Freya St. between 24th Avenue and 37th Avenue as a Class III Bikeway



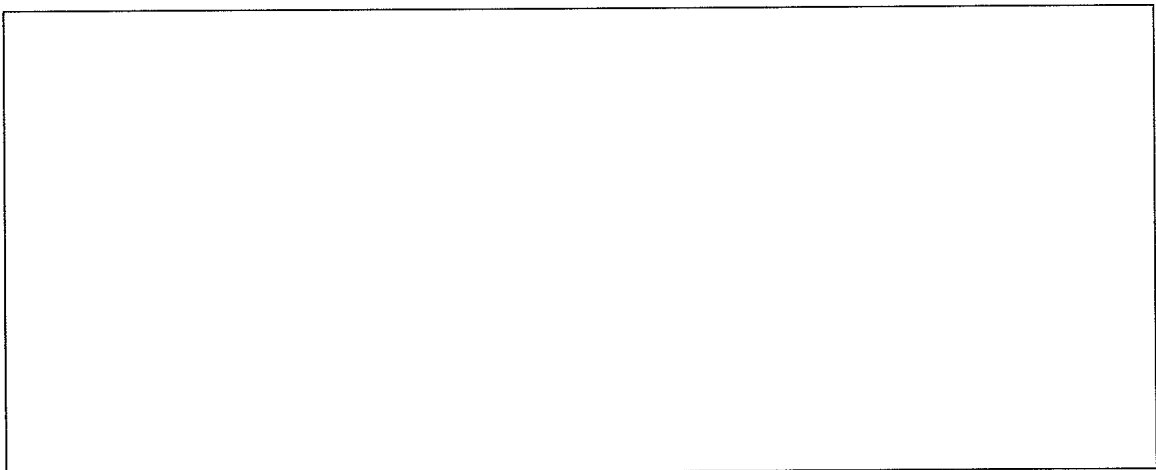


Project Elements(cont'd)

- identify and develop additional "collector" neighborhood routes that may be designated to a min. Class III Bikeway and connect to arterial Class II routes
- implement the above route designations by:
  - a. create no parking zones, restripe narrower automobile travel lanes, and/or widen the roadway to allow bike lanes
  - b. implement bikeway identification and motorist awareness signage, where necessary
  - c. implement bikeway striping
  - d. provide parking space and bike racks where needed
  - e. replace gravel shoulders with asphalt bike lane wherever possible

Project Benefit

- increase mobility, independence, & accessibility for low and moderate income individuals
- facilitate the use of bicycles as transportation
- reduce automobile pollution, enhance neighborhood air quality, increase standard of living & overall health of low and moderate income neighborhood residents
- reduce bicyclist / automobile / pedestrian conflicts and hazards
- provide recreational opportunity





*Lincoln Heights Neighborhood Improvement Program*

Supporting City Documents, Plans, and Projects:

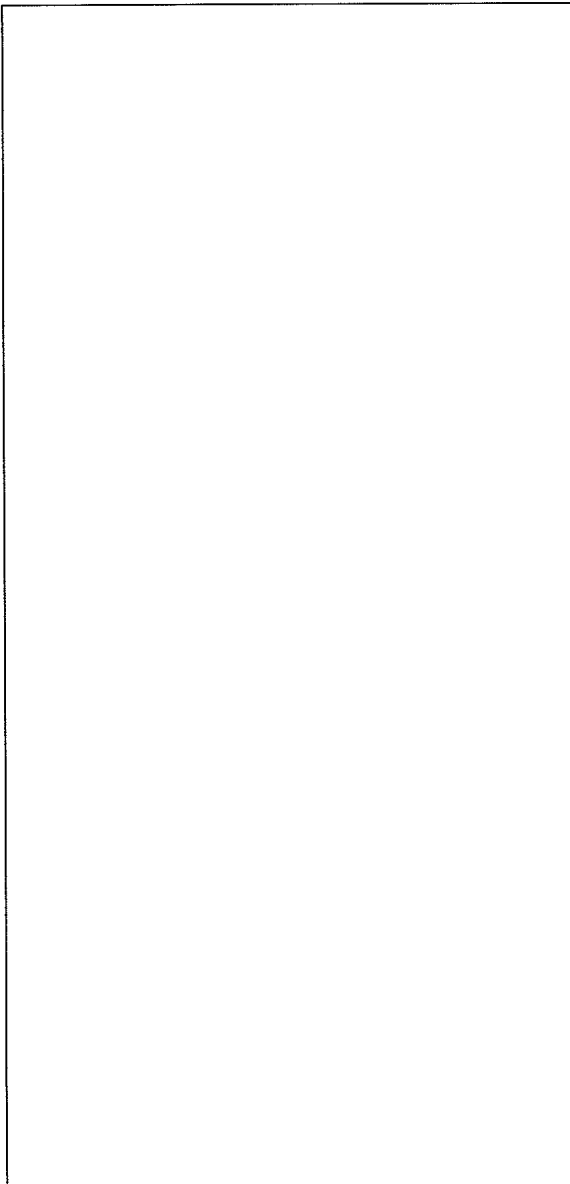
- City Arterial Street Plan
- Lincoln Heights Neighborhood Specific Plan
- City Bikeways Plan
- Spokane Regional Pedestrian/Bikeway Plan

Implementing Department and Participants:

- City Traffic Engineering Department
- City Public Works Department
- City Parks and Recreation Department

Cost Factors:

The cost of this project is determinant upon the actual design and implementation of the various elements and associated costs such as engineering, striping and signing. However, preliminary estimates indicate a cost breakdown as follows:\*



BIKEWAY ELEMENT	DESCRIPTION	ESTIMATED COST
Striping	4-in. stripe on existing roadway	\$0.55/linear ft.
Signage	Typical sign	\$100.00 each
Bike Lane (class II)	5-foot wide with curbs and 8-in. stripe (new const. to highway standards)	\$40/linear ft.
Shoulder Bikeway (class III) <small>*also considered a "shared" bikeway</small>	4-foot wide with 4-in. stripe (new const. to highway standards)	\$24/linear ft.

\*Source:  
Spokane Regional Pedestrian/Bikeway Plan  
David Evans and Associates, Inc.  
1993



Project B.5  
Neighborhood Sidewalks  
(repair of existing and new)

Project Outline and Concept

The majority of the existing sidewalks in the Lincoln Heights neighborhood are in fairly sound condition. However, some areas have either no sidewalks or walkways in need of repair / replacement.

Safe and adequate sidewalks are a basic and necessary component of urban life. They are especially critical throughout this neighborhood, particularly along streets which are primary walking routes for children and the elderly going to or from major points of necessity and interest.

This project would provide new sidewalks, disabled access ramps, curbs, dropped curbs, and driveway aprons for safe and convenient pedestrian routes in a low / moderate income neighborhood where walking is often the primary form of travel and recreation.

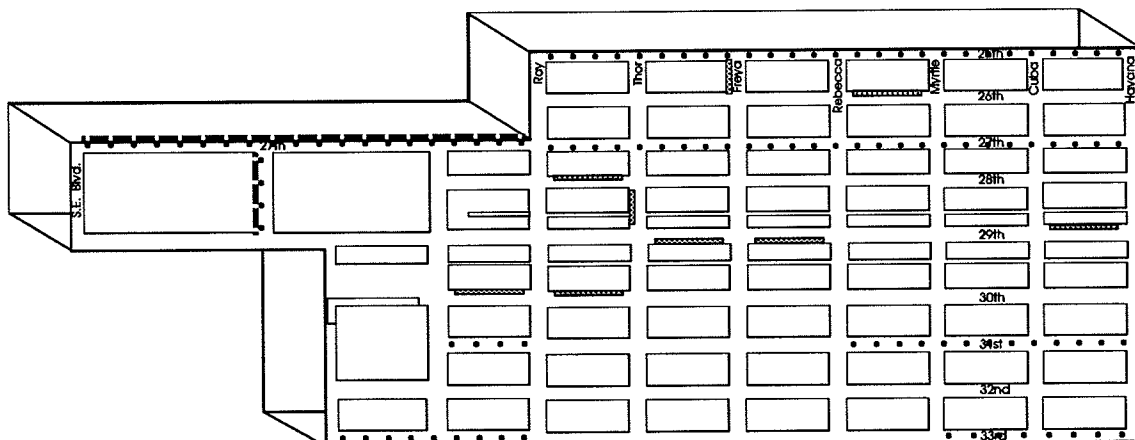
A recent "windshield" inventory and walking survey of existing sidewalks and their condition was done by the task force in order to target specific streets or areas for sidewalk construction/repair. (A more comprehensive analysis may be done as additional funds become available).

The repair of existing sidewalks will have priority over the construction of new sidewalks followed in order by:

- arterial streets which are primary walking routes to schools
- arterial streets in general
- streets around schools/public areas
- streets used for commercial access
- residential streets

Neighborhood funding assistance of new sidewalks will be by affidavit attesting to income status.

- • • new sidewalks (none existing)
- ==== sidewalks in need of repair
- ⚡ priority new sidewalks





Project Benefit

- increase mobility, independence, & accessibility for low and moderate income individuals
- provide minimum pedestrian safety requirements/needs, reduce risk of injury
- facilitate walking as transportation
- enhance neighborhood air quality, aesthetics, standard of living & overall health
- provide recreational opportunity

Supporting City Documents, Plans, and Projects:

- City Arterial Street Plan
- Lincoln Heights Neighborhood Specific Plan
- City Bikeways Plan
- Spokane Area Pedestrian / Bicycle Plan (adoption pending)

Implementing Department and Participants:

- City Public Works Department

Cost Factors:

The 1993 cost of sidewalk construction is approx. \$15.00/lin. ft. Allowing for an additional 20% contingency would equal \$18.00/lin. ft.



## *C. Vehicular Circulation Projects*

### Project C. 1 Improvements to Neighborhood Traffic and Safety Elements

#### Project Outline and Concept

The task force strongly believes that much of the traffic problems and dangerous pedestrian situations can be mitigated through the implementation of a variety of traffic calming elements. These elements include:

- center turn lanes and safe islands on Ray Street and on 29th Avenue
- the landscaping of existing center medians at the intersection of 29th Avenue and Ray Street
- the improvement of dead end streets to City cul-de-sac standards
- traffic control devices such as 4-way stop signs, traffic circles, and speed "humps"

#### Project Benefit

- increased driver and pedestrian safety
- ease and reduce traffic congestion
- overall increased neighborhood safety

#### Supporting City Documents, Plans, and Projects:

- City Arterial Street Plan
- Lincoln Heights Neighborhood Specific Plan

#### Implementing Department and Participants:

- City Traffic Engineering Department

#### Cost Factors:

Project costs will be dependent on the actual improvements specified through discussions between the neighborhood and implementing departments.



Project C. 2  
Street Improvements & Paving

Project Outline and Concept

There are several unimproved streets in the neighborhood which place a high priority on this project. The dust from the unpaved streets is a major source of air pollution and the pot-holes are a hazard and nuisance to motorists, bicyclists, and residents alike.

The paving of these streets should be accomplished through the LID process with neighborhood funds being used only to provide assistance to the low and moderate income residents that would experience hardship from that assessment. These individuals would provide affidavit of financial status to receive benefit.

The streets improved through this project shall be developed to city standards, acquiring right-of-way, if necessary, to meet minimum width and development requirements. The project would include sidewalks and curbs.

It has been indicated by Public Works that adequate funding exists to provide affidavit assistance at this time. In as much, the task force has elected to not allocate funds to this project. However, because it is a high priority the task force will re-assess it's project allocations should this funding become unavailable. Additional sections to be considered for additional funding are:

- 33rd between Fiske & Thor
- 30th between Rebecca & Myrtle
- 31st improved with Cul-de-sac
- 27th between Ray & Freya
- 25th between Myrtle & Cuba
- 27th between Ray & Havana

Implementing Department and Participants:

- City Public Works Department

Cost Factors:

The current pavings costs are approximately \$175.00 to \$200.00 per linear foot, which includes curbs and sidewalks. Land acquisition costs would increase this figure accordingly. Additional project costs will be dependent on the actual improvements specified through discussions between the neighborhood and implementing departments.

Project Benefit

- increased driver and pedestrian safety
- ease and reduce traffic congestion
- reduce dust and air pollution
- improve neighborhood air quality
- comply with state & federal regulations
- enhance neighborhood aesthetics, standard of living, & overall health

Supporting City Documents, Plans, and Projects:

- City Arterial Street Plan
- Lincoln Heights Neighborhood Specific Plan
- City Six Year Comprehensive Street Program
- Spokane Air Quality Program





## D. Housing Projects

Project D.1 and D.2  
Owner Occupied Home  
Rehabilitation and Targeted Home  
Exterior

### Project Outline and Concept

Home rehabilitation projects improve the vitality, safety, and visual condition of the neighborhood. This in turn creates a strong sense of community identity and neighborhood pride. It is intended that this will increase the stability and economic desirability of the neighborhood. Specific rehabilitation efforts will be carefully targeted to the homes of low and moderate income homeowners, that are basically sound but exhibit serious deterioration.

#### D.1 Owner Occupied Rehabilitation

This rehabilitation program provides financial assistance to low and moderate income homeowners for basic repairs and improvements such as plumbing, heating, painting, and/or roof repairs. This assistance would be in the form of low interest, monthly payment loans and deferred loans (depending on household income). The program is currently administered by the Northwest Regional Facilitators (N.R.F.).

#### Implementing Department and

##### Participants:

- Northwest Regional Facilitators

##### Cost Factors:

The average estimated rehabilitation cost per home is \$7,000.

#### D.2 Targeted Exterior Rehabilitation

The exterior rehab of specific dilapidated homes is a program designed to enhance the overall appearance of the neighborhood. This project will improve the neighborhood image to the casual passerby, as well as foster a sense of pride in the residents.

To have the greatest impact, this project will target owner occupied and/or renter occupied homes along neighborhood arterials and entry points in need of visual exterior improvement. Repairs can include exterior painting, repairs to siding, trim, porches, windows, roofing, etc..

This program is also administered by N.R.F. To insure fairness, the program would require that the individual homes along targeted arterials be evaluated by rehabilitation specialists, based upon criteria established by the neighborhood, to verify need and identify and prioritize rehabilitation candidates.

#### Project Benefit:

- assist low/mod person with rehabilitation
- maintain quality housing
- enhance and improve character of established residential areas

#### Supporting City Documents, Plans, and Projects:

- Neighborhood Specific Plan
- The Spokane Home Rehab Program



Project D.3  
Senior Citizen & Low/Moderate  
Income Housing

Project Outline and Concept

This project begins to address a growing national, local, and neighborhood need to provide housing for seniors and low/mod individuals.

The Lincoln Heights Neighborhood, in the development of the Specific Plan and the Neighborhood Improvement Plan, has indicated a desire to facilitate or implement the construction of Senior Citizen and Low/Mod Housing elements within the Community Development Neighborhood.

In 1990, there were approximately 460 individuals, or 25% of all residents in the Lincoln Heights Community Development Neighborhood, 65 years of age or older. (Comparatively, in other Spokane C.D. neighborhoods, 16% are 65 years and over.) Of the 25%, one-third (33%) reported to have a condition which limited their mobility or ability to care for themselves. Among persons 65 years and over, nearly 62% are women that live alone.

Of the 1,081 occupied housing units in Lincoln Heights, 53% or approximately 540 were renter occupied. Of that, forty percent of all rental units in Lincoln Heights are occupied by residents 65 years of age and over.

The task force recognizes that a project of this scale may require entering into a partnership with other neighborhood(s), organizations, institutions, and/or agencies, public and private. Residents also recognize that the design and compatibility of these projects to the neighborhood is imperative and the make-up of any partnership for implementation would be critical in the process.

Implementing Department and Participants:

- Community Development Department
- Spokane Housing Authority

Cost Factors:

As this project is in the conceptual stage, it is difficult to estimate it's potential costs.

Project Benefit:

- Provide housing for elderly & low and moderate income individuals or families.

Supporting City Documents, Plans, and Projects:

- Neighborhood Specific Plan
- The Spokane Home Rehab Program



## *E. Neighborhood Design Projects*

### Project E.1 Neighborhood Improvement Standards

#### Project Outline and Concept

This project is intended to address the improvement of the built, "physical" neighborhood and would serve two purposes: 1) to take the general policies and guidelines outlined in the Specific Plan a step further and focus on design & aesthetic issues/solutions, and 2) to provide clear direction and substantive, practical information for reference & guidance on the design of new projects in the Lincoln Heights Neighborhood. These standards may include (but are not limited to):

1. Architectural elements, materials, and treatment
2. Landscape architectural/site design elements and materials, planting palettes
3. Pedestrian amenities/streetscape design and elements
4. Parking area design and treatment
5. Signage standards, placement and design

The project is intended not to replace or supercede any other existing policy or ordinance, but to clarify. For instance, while the "Site Design" section may take certain Specific Plan policies and goals to a narrower focus, to say, landscape issues, this project would in turn broaden the applications and possibilities of the landscape treatment on a project to go beyond only "planting".

#### Implementing Department and Participants:

- City Planning Department
- City Plan Commission
- City Design Review Committee(pending)

#### Cost Factors:

Cost would be dependant upon project developement and scope and would be related to in house work as compared to consultant fees.

#### Project Benefit:

- provide cohesiveness to new development in Lincoln Heights/avoid trendy, dated designs
- encourage use of natural, historically/culturally relevant treatment and amenities
- provide design standards and criteria
- address sensitive site areas and environmental issues
- create and enhance neighborhood identity & pride
- create safer, more attractive neighborhood
- maintain/increase property values, investment

#### Supporting City Documents, Plans, and Projects:

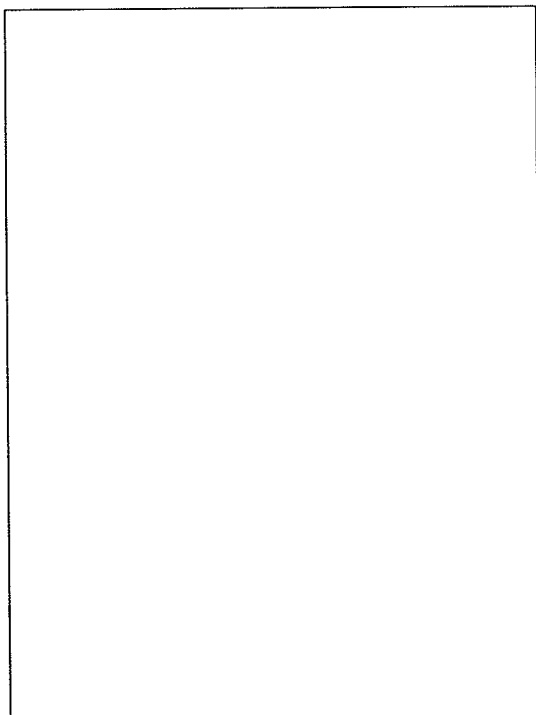
- City of Spokane Zone Code (1994, pending)
- Lincoln Heights Specific Plan



Project E.2  
Neighborhood Street Tree Planting  
Program

Project Outline and Concept

This project would prune and plant trees throughout the neighborhood wherever needed. The intent would be to improve the neighborhood appearance and increase property values and would be offered on a first-come, first-served basis to private property owners and commercial businesses. Only street trees planted in the street right of way planting strip will be eligible for pruning and new trees will only be planted in strips a minimum of four feet wide. Brochures will be mailed to all addresses in the neighborhood for application. Park Department or Urban Design staff will review the applications for new tree funding.



Implementing Department and Participants:

- City Parks and Recreation Department

Cost Factors:

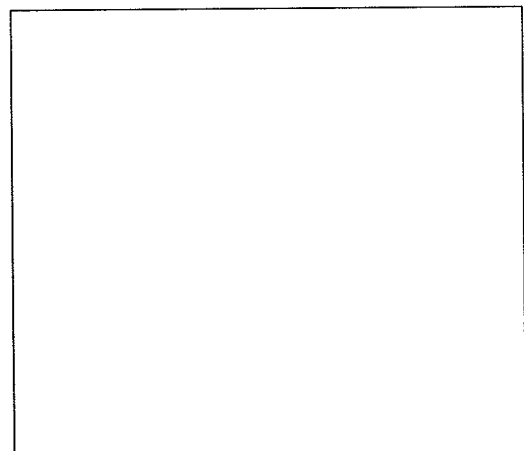
Cost would be dependant upon project development and scope, number of new trees requested, and existing tree conditions. A preliminary cost per new tree is approximately \$250.00 to \$300.00 and pruning approximately \$100.00 to \$200.00 per tree.

Project Benefit:

- provide numerous environmental benefits to neighborhood including shade/climate control, pollution filtration, oxygen production, sediment/runoff control, animal habitat
- neighborhood beautification
- increased property values

Supporting City Documents, Plans, and Projects:

- Lincoln Heights Specific Plan
- City Arterial Street Plan
- City Parks and Open Space Plan





Project E.3  
Neighborhood Improvement Grant  
Acquisition

Project Outline and Concept

This project would allocate a portion of existing funds to be used as "seed money" towards the procurement of additional grant funds. This would allow the neighborhood to realize many additional physical improvement projects that would otherwise not be possible with current resources.

Implementing Department and Participants:

- City Planning Department, Neighborhood Planning and Urban Design
- Neighborhood Steering Committee and Project Advisory Committee

Cost Factors:

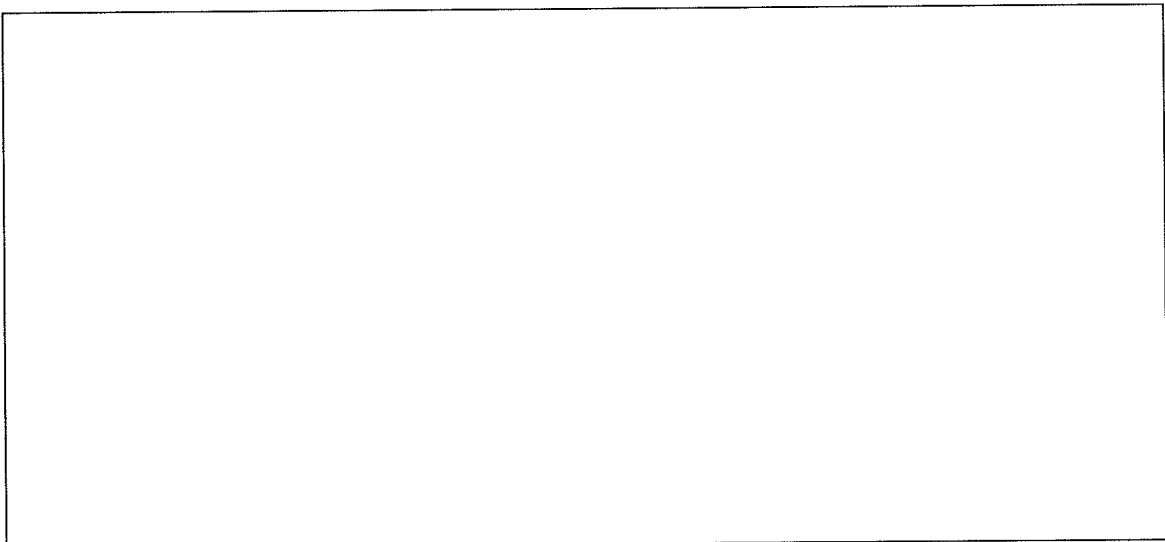
Cost would be dependant upon project development and scope.

Project Benefit:

- utilize existing grant programs
- realize greater improvements throughout neighborhood
- extend existing limited funds
- provide additional benefits and improvements to low and moderate income individuals

Supporting City Documents, Plans, and Projects:

- Lincoln Heights Specific Plan



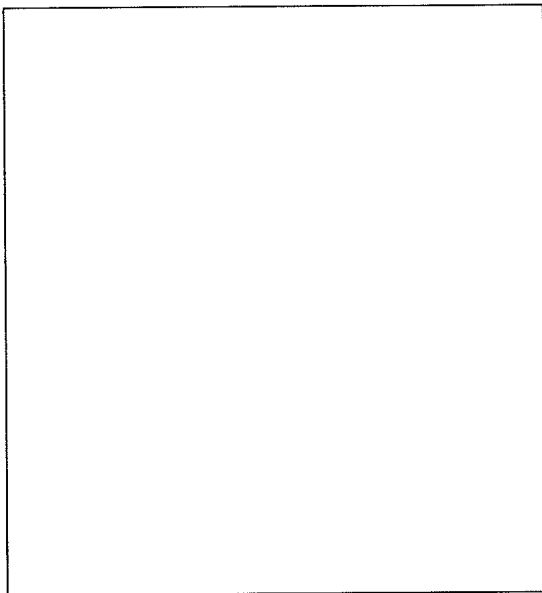


*E. Public Transit Projects*

Project E. 1  
Transit Shelters

Project Outline and Concept

Public transportation is often the only form of transit available for low and moderate income individuals. This project would serve the neighborhood ridership by providing shelters at high use stops.



Implementing Department and Participants:

- Spokane Transit Authority
- City Real Estate Department

Cost Factors:

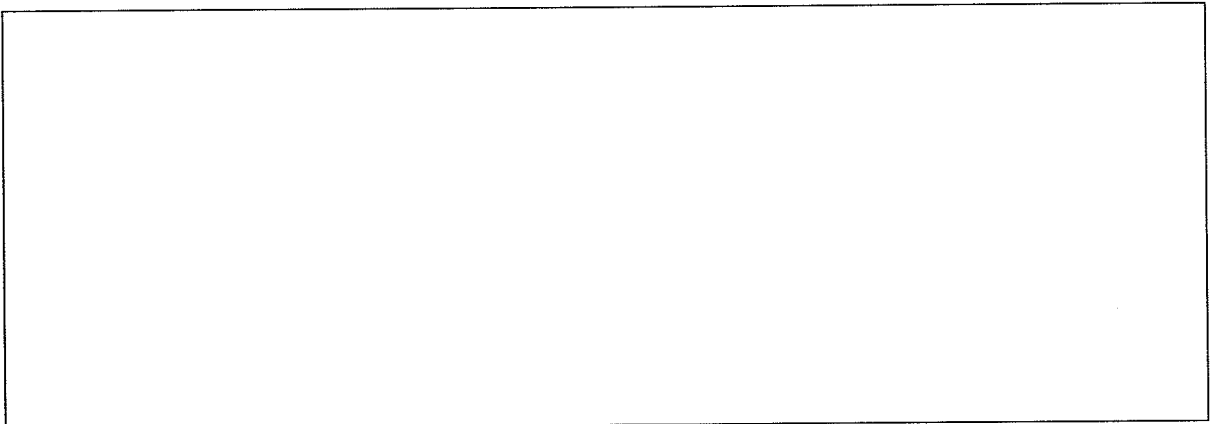
Cost would be dependant upon project development and scope, however the standard STA approved, accessible shelter is approximateley \$6500.00 each. Property acquisition and site development costs would be extra.

Project Benefit:

- provide minimum safety, convenience and shelter to riders
- facilitate and encourage public transportation/use

Supporting City Documents, Plans, and Projects:

- Lincoln Heights Specific Plan





When completed by the Neighborhood Task Force, the Neighborhood Improvement Program document is submitted for city departmental review and then presented to the City Plan Commission for review and final approval. Upon Commission approval, the implementation and construction of projects utilizing Concentrated Construction funds begins. This is the third and final phase (Phase III) of the the neighborhood planning process.

The Phase II, Neighborhood Improvement Program document represents the primary manual for the implementation of the Goals and Policies of the Lincoln Heights Neighborhood Specific Plan through the construction of improvement projects. The program outlines future physical improvements and construction of public projects within the Lincoln Heights Community Development Neighborhood and is for use by city departments and the neighborhood steering committee whenever these are considered. Another function of the N.I.P. is to provide guidance on the use of other source funds if and when they become available.

Upon completion and adoption of this document, the N.I.P. Task Force will be replaced with a neighborhood Project Advisory Committee to oversee the implementation of, and possible revisions to, the program and/or projects.

During the Phase III implementation the neighborhood Project Advisory Committee (PAC) will use this document for:

1. monitoring and directing the N.I.P. projects through design and development in collaboration with either a City Implementing Department or a private consultant/contractor
2. budget management of funds for specific NIP projects;
3. coordinate project execution between the neighborhood and the Implementing Department or participants;
4. help to develop and define the scope of work for many of the non-block grant funded projects to be carried out over the long term.

In addition, the document serves as a tool for the Lincoln Heights Steering Committee to use for:

1. prioritization and allocation of Community Development Fall Allocation Funds;
2. evaluation of proposed future neighborhood projects;
3. monitoring the status of current construction projects;
4. evaluating and recording the benefits of completed neighborhood projects;
5. developing, or in replacement of, the neighborhood "3-year Plan" for capital improvements.

The N.I.P. document will also serve the City Plan Commission in evaluating public funded, neighborhood capital improvements for consistency with adopted plans and policies as mandated by the Washington State Growth Management Act.



*Lincoln Heights Neighborhood Improvement Program*

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This document is designed to be as dynamic and open for change as the neighborhood it serves. As such, it is anticipated and encouraged that the Lincoln Heights Neighborhood Improvement Program will require periodic revision due to change in neighborhood priorities and/or emerging needs that necessitate new capital improvements which are currently unforeseen. However, any revision shall be done in conformance with, or subsequent

to, a revision of the Neighborhood Specific Plan and shall incorporate the same public input and process as that utilized in the development of these original documents.

Revisions that are clarifications and do not significantly change the emphasis or intent of a project or the N.I.P. document, may be processed through the City Planning Department, without a revision of the Neighborhood Specific Plan. These will, however, require coordination with the appropriate City Implementing Department, a vote of the Neighborhood Steering Committee, and approval by the City Plan Commission.







## *Acknowledgements*

**This document was made possible by the efforts of many people. Special thanks go to the Lincoln Heights Neighborhood Improvement Program Task Force and the members of the following organizations:**

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City of Spokane Planning Department  
Neighborhood Planning and  
Urban Design

"Never doubt  
that a small group  
of thoughtful, committed  
citizens  
can change the world.  
Indeed,  
it's the only thing  
that ever has."

- Margaret Mead

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