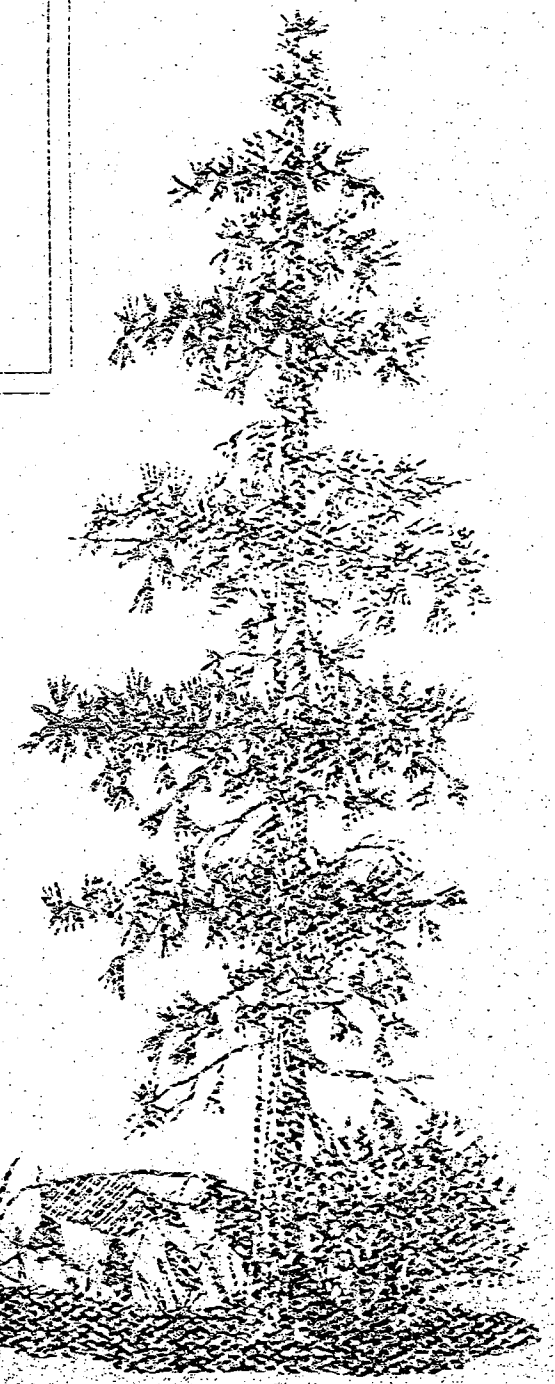




LINCOLN HEIGHTS

SPECIFIC PLAN



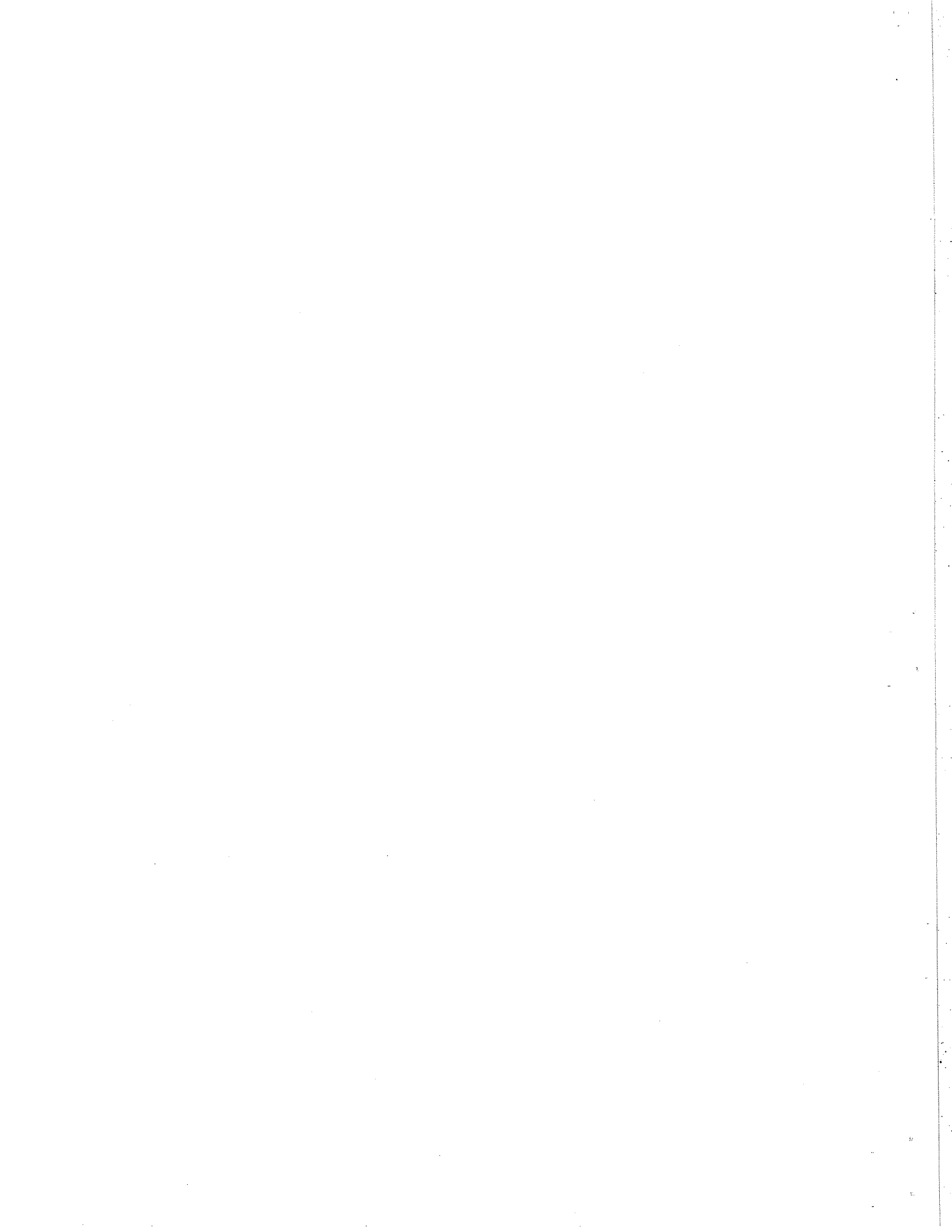




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INTRODUCTION

This "Specific Plan" for the Lincoln Heights area is the tenth neighborhood plan to be undertaken by the City of Spokane. These plans (called "design plans" in the past) provide greater detail to the more general elements of the City-wide Comprehensive Plan. Formed with substantial public input, neighborhood plans provide an opportunity for grass-roots involvement of citizens in those decisions which effect the natural and built environment in which they live. Once adopted by City Council resolution, a Specific Plan becomes an element of the City's Comprehensive Plan and serves as the guide for private and public decision-making at the neighborhood level. Any policies contained within this document which are at variance with those found in City-wide plans (such as the Land Use Plan and Arterial Street Plan) are considered to supercede and amend those earlier adopted. This plan should thus be consulted for all development proposals being considered within the neighborhood boundaries.

In the past, the neighborhood planning program has almost exclusively addressed Community Development Neighborhoods — areas of the City which are eligible to receive federal community development funds. The Lincoln Heights Plan is the first to significantly expand beyond the boundaries of a Community Development neighborhood to include adjacent non-eligible lands. (See map for neighborhood boundaries). For the Community Development portion of the planning area, this plan is the first step of a three-phase process. The Specific Plan will provide overall policy guidance which will relate to the second phase of the planning program, the formulation of a Neighborhood Improvement Program to guide the expenditure of an estimated \$144,000 of Community Development funds. The third phase of the process will oversee the expenditure of these monies on identified improvements to be carried out within the boundaries of the Community Development neighborhood.

PLANNING PROCESS

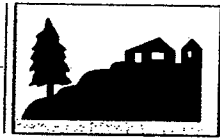
In 1987, the Lincoln Heights Steering Committee made the decision to embark upon a planning program for the Community Development neighborhood by allocating some of its annual distributive share of Community Development funds. Due to the expanded area covered by this plan, the City of Spokane has provided the majority of funding for this project from its general fund revenues.

During the fall of 1987, the Lincoln Heights Task Force was formed for the purpose of formulating this plan for the neighborhood. The names of potential members were solicited from the community and in December, nineteen individuals were appointed by the City Plan Commission to serve on the Task Force. This group of people represented a wide range of neighborhood, city-wide and special interests.

In late spring 1988, the Task Force hosted four neighborhood workshops to solicit input on the desired direction and focus of the plan. The Task Force also met with numerous special interest groups such business owners to hear their concerns about the development of the area.

Overall, more than 250 people participated in this portion of the planning process. Their input was used to guide the Task Force in the development of the first draft of the plan. After this draft was published in September 1989, the Task Force held three public meetings to present the plan to the neighborhood. Over 140 people attended these meetings, providing numerous comments on the proposed plan. The Task Force then utilized these comments to make final modifications to the draft, which was presented to the City Plan Commission in December 1989.

The Plan Commission subsequently held three workshop sessions to study the Plan and evaluate its consistency with other elements of the City's Comprehensive Plan, community needs and sound planning principles. Public hearings were held in March and April 1990 to obtain additional input on the Plan and its specific elements. The Commission concluded its "fine tuning" of the plan and voted to recommend its adoption by the City Council on May 23, 1990. After conducting its own public hearing, the Council subsequently amended and adopted the Plan on September 24, 1990.

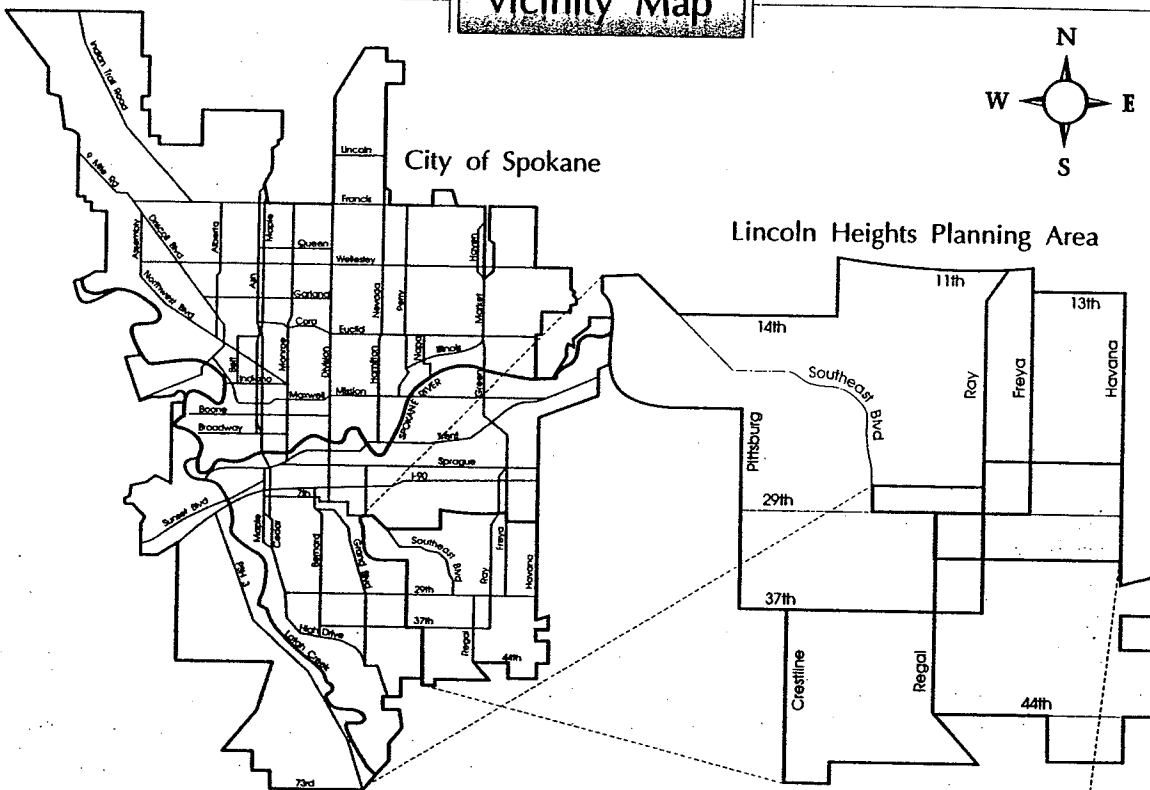
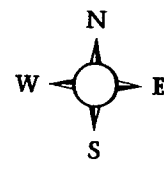


SETTING

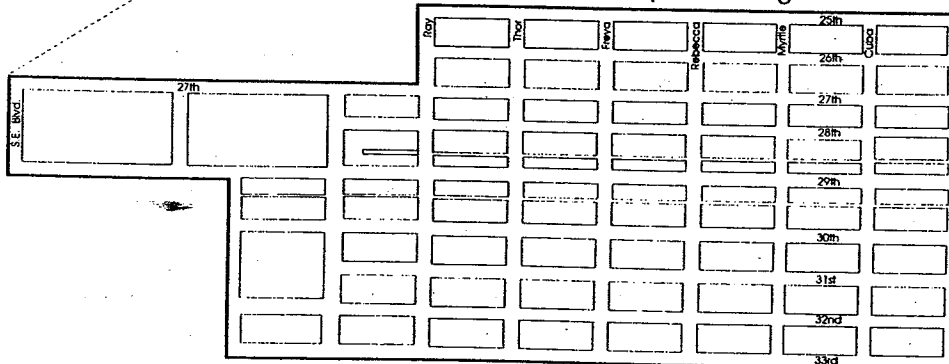
The Lincoln Heights planning area is located in the southeast portion of the City of Spokane. It is a large, primarily residential neighborhood bounded by 11th, 13th and 14th Avenues on the north; generally Havana St. on the east; 44th and 49th Avenues on the south; and Crestline and Pittsburg Streets and Rockwood Blvd. on the west. The area is noted for

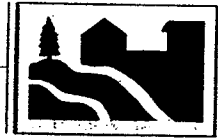
its diversity of residential areas and its interesting geologic and vegetative features. This planning area is far larger than the Lincoln Heights Community Development Neighborhood. The large, non-C.D. portion of the neighborhood is reflective of the City's goal of providing greater localized planning detail for all portions of the City.

Vicinity Map



Community Development Neighborhood





DESIGN

The design element of this plan provides guidance for the physical development of the neighborhood. Its purpose is to enhance the human experience in the neighborhood. It addresses the relationships between land use, circulation, housing, community facilities, and the natural environment to insure they integrate to best serve the needs of the neighborhood. The design element not only promotes health, safety, and welfare, but also seeks to enhance aesthetic quality and visual interest and harmony.

In Lincoln Heights pine trees, wetland areas, rock outcrops, and diverse topography are the primary elements which define the area's natural character. These features provide recreational and educational opportunities for people of all ages and enhance the overall quality of life. With development occurring in this area, many of these natural features are beginning to disappear. This plan seeks to mitigate the impact of development on the environment and to provide public access to these areas of interest.

DESIGN GOAL: *Protect and enhance those natural and man-made physical features which contribute to the unique character of the neighborhood.*

The natural, historical, and cultural features of the Lincoln Heights neighborhood provide opportunities to learn about the geologic and cultural history of the area. Open space and natural areas reduce noise pollution and enhance water and air quality. These areas also provide opportunities for active and passive recreation, as well as habitat for wildlife.

The neighborhood has experienced rapid growth in the last few years. Many of the new developments have not been sensitive to the area's unique environmental features. Developments proposed in areas containing sensitive environmental features should be evaluated by qualified professionals to determine the potential for adverse impacts and to identify means to mitigate those impacts. The cost of hiring these consultants should be borne by the developer.

■ POLICY 1

Minimize disturbance to existing land forms which are significant to the character of the area through sensitive site planning.

Discussion: Sensitive site design helps to maintain a balance between development and the environment. Topography can be utilized to enhance the appearance and utility of new development, while retaining the character of the neighborhood. Clusted development

enables smaller grading areas that are more sensitive to existing topography and which minimize cuts and fills.

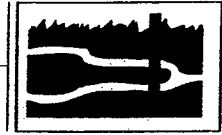
■ POLICY 2

Maintain existing wetland areas and their functions through sensitive site design or preservation of these areas.

Discussion: Wetland systems provide areas for fish and wildlife habitat and a stop-over for migrating birds and waterfowl. They also provide areas of open space, play an important role in storm water drainage and flood control, and can increase property values due to the public amenity which they provide. Wetlands also have the capacity to "fix" nutrients and trace metals and thus improve water quality. Bird watching, scenic habitat, and research are also benefits of preserving wetland areas.

Many wetland areas within the neighborhood have disappeared over the years. The Neighborhood recognizes the importance of retaining the remaining areas and their functions.

Impact to wetland areas can be mitigated through careful site design. By providing adequate buffers between development and the wetland, the function of the wetland may be retained. Minimum buffers of



100 feet above high water mark were recommended by local wetland professionals.

Public land trusts are another method for preserving land. Land trusts may have advantages over public agencies when it comes to efforts of protecting the land for the common good. Residents can often obtain land more quickly and possibly at lower costs, because they have a more intimate knowledge of the local real estate market and personal relationships within the community. The citizens develop personal bonds with natural areas and participate more directly in land use decisions that affect them.

The following wetland areas and descriptions were compiled by mapping soils and National Wetland Inventory data and by conducting a survey of the neighborhood. The Environmental Resources map and corresponding descriptions should be referenced when any development is being considered. Wetland experts should also be consulted to provide more specifics about these areas.

Area 1: Horseshoe Pond, (25th and Southeast Blvd.)

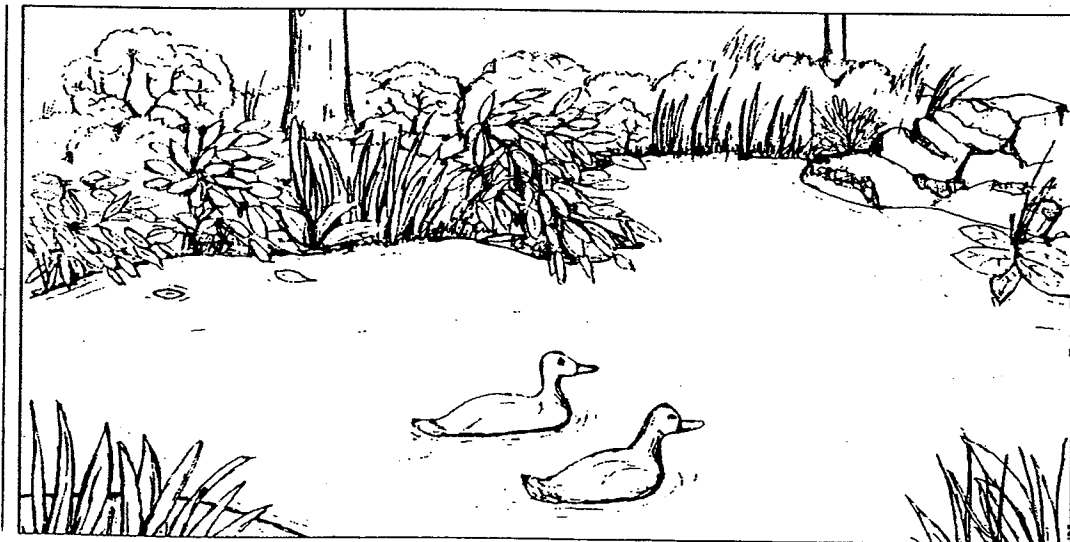
This wetland is surrounded on three sides by roads, and by apartments on the other. The edge of the pond is an excellent habitat for birds. Edge plants include cattails and bull rushes. Snags and perches provide additional habitat. Ducks, frogs, and turtles are some of the animals noted in this area.

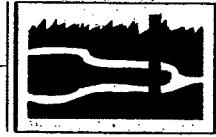
This pond serves as a stop-over for migrating birds and provides an area for flood water retention. The developer of the adjacent apartments has signed an agreement to retain the pond for public enjoyment. This area should be enhanced with the addition of trees on the south slope, which would provide shade for the wildlife and reduce the water temperature.

Area 2: West Rockcliffe Pond. This wetland has the highest value of all the wetlands within the neighborhood because it is the least disturbed. Undisturbed wetlands such as this are also the most fragile. This site is unique and important because of its pristine nature and because it is one of the only wooded wetlands in the area.

There is no visible inlet to this wetland. The vegetative types within the wetland buffer are bunch grasses and ponderosa pine. The following plant types are also noted: horsetail, bunch grass, sedges, honeysuckle, water birch, dogwood, ceanothus, and cottonwood. Habitat features include snags, rock outcrops, and perches. The diversity and habitat features make this an excellent area for wildlife.

A retirement housing project has been proposed for this area. It is suggested that landscape buffers of at least 100 feet be required as a way of protecting this wetland.





Area 3: Manor Pond (to the east of Rockcliffe Pond). Vegetation within the wetland include horsetail, Oregon grape, ninebark, honeysuckle, dogwood, serviceberry, and mock orange. The adjacent over-story is a pine forest. The diversity of the site makes it ideal for wildlife. A salt lick for deer is found near the wetland's edge.

This wetland is probably connected to the Rockcliffe pond, so disturbance to either one of these areas will affect the other. This property is owned by Rockwood Manor, which has shown a sensitivity to the surrounding wildlife. The property owners should be approached about their willingness to retain the area for the Manor residents.

Area 4: Ben Burr Trail Spring. This area was once a railroad bed and is now City-owned right-of-way. It is currently used as dumping ground by area residents. This area may be connected to the wetlands at 29th and Havana.

The wetland inlet is a stream. The vegetation consists of a mixture of box elder, red alder, roses, blackberry, western red cedar, and raspberries. The variety of vegetation and woodland setting make this a rich and diverse area for wildlife habitat. Snags, rock outcrops, logs, and perches also add to its value as wildlife habitat. The primary functions of the wetland include ground water discharge, wildlife habitat, and recreation. The mix of vegetation is rare to the Spokane area and the educational potential is very high.

There is a strong interest and potential for this site to be included in a local "adopt a stream" program. A high school class or similar group could adopt the stream, clean it, and use it for educational purposes. This stream also provides a unique opportunity for water quality testing and interpretive trail development. The Ben Burr trail provides access to the area.

Area 5: Pond at 29th and Havana. Like other Lincoln Heights wetlands, this pond and surrounding area can be classified as a channeled scabland, consisting of shallow soils and numerous rock outcroppings.

The water in this situation is "perched" on top of the basalt rock. This wetland may be connected to the Ferris area through an intermittent stream.

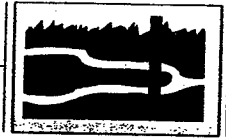
There is no visible inlet to this area. Vegetation consists of grasses, shrubs, and pine trees. Specific vegetation includes: teasel, tansy, loosestrife, knapweed, reed canary grass, hawthorn, cottonwood, aspen, willow, cherry, rose, dogwood, and pine. Adjacent landforms include rock outcroppings and a large bluff to the east of the pond. The wide variety of vegetation, habitat features habitat such as snags, rock outcrops, and perches, and the area's close proximity to agricultural lands, make it excellent for wildlife.

Quail, flycatchers, gold finches, raccoons, skunk, goshawk, mallards, killdeer, and crows can all be found in this area. This wetland provides a unique opportunity for appreciation of wildlife through exploration and discovery. High school students have noted that they find many insects for their class collections in this area. The primary functions of this wetland are recreation and wildlife habitat. The wetland is easily accessible from 29th Ave. and provides a good view of Browne's Mountain to the east. This area would be ideal for establishing a public land trust, in which part of the property could be developed to support the protection of the rest of the site.

Should Havana St. be extended south of 29th Avenue, care must be taken to ensure sensitive treatment of this wetland area.

Area 6: Sonneland Marsh. This area was once a dairy and tree farm. Grazing has caused degradation of the site, with exotic forbs and grasses invading prior existing vegetation.

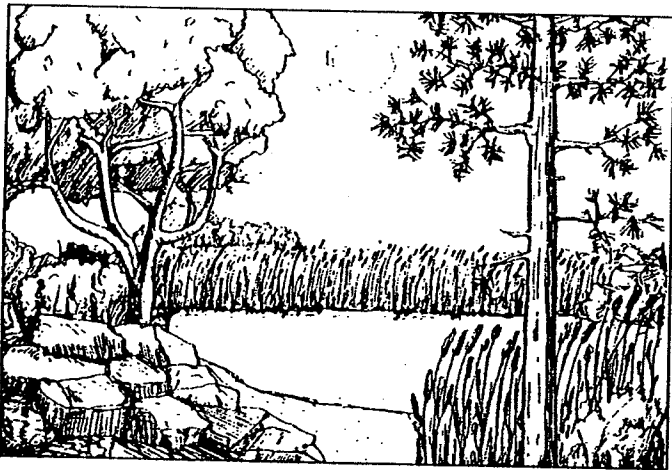
This wetland has a seep or spring inlet. The vegetation within the wetland consists of a mixture of grasses and shrubs. Adjacent vegetation is a ponderosa, snowberry, and wildrose association. Adjacent land forms include rock outcroppings and a bluff area. These features can be characterized as a



"scabland". The wide variety of vegetation and landforms makes the structural diversity of this wetland high and excellent for wildlife.

Other features associated with the wetland which provide good wildlife habitat are snags, perches, and rock outcroppings. Frogs, ducks, swallows, deer, coyote, owls, and marmots have been known to frequent this area. This area provides a good opportunity for education about different types of animals and insects.

Functions of this wetland include flood water storage and wildlife habitat. This area probably also functions to recharge ground water, and as a recreational area for adjacent residents. It has a high value because it provides significant open space in an otherwise urban setting. Residents access the site through a series of paved roads or paths. While there is some open space adjacent to the wetland, nearby commercial and residential uses may inhibit the potential of this wetland.



Residential development has been proposed for this area. The wetland could be incorporated into the site plan as an open space and storm water retention area.

Area 7: Wetland area south of Ferris High School. This wetland has the lowest value of any of the wetlands within the neighborhood. While the area does function as an open swale for storm water retention, it is in a state of severe degradation. The

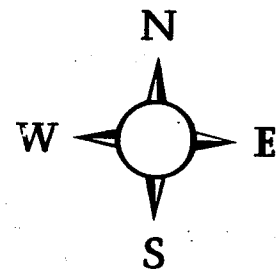
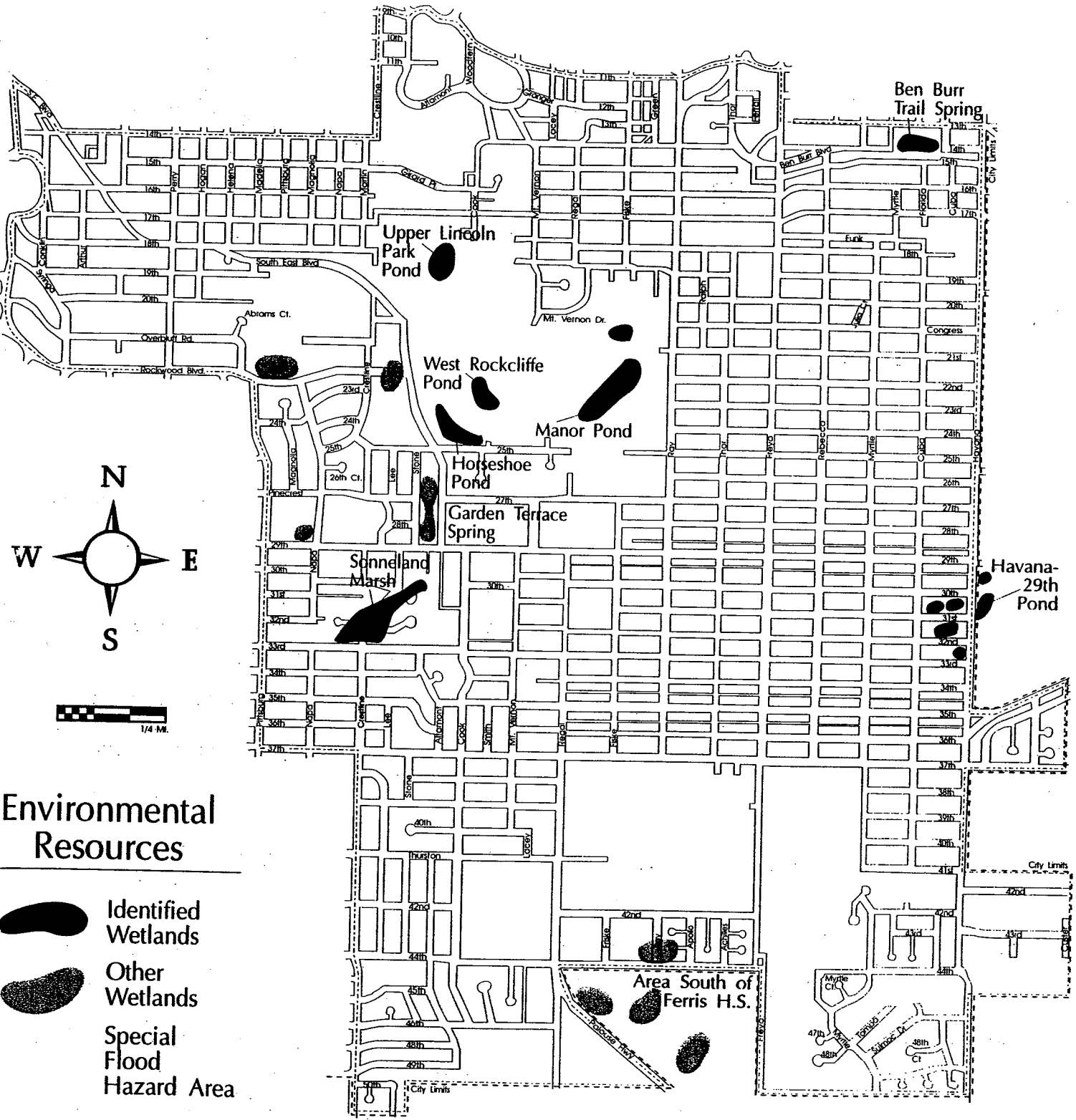
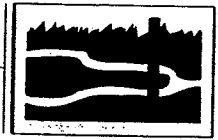
wetland area has a seep or spring inlet. Vegetation consists of a variety of grasses. Adjacent vegetation is a mixture of grasses and pine trees. The lack of structural diversity makes this area's wildlife habitat potential limited. California quail, owls, and red-tailed hawks make their home in this area.

The primary functions of this wetland are flood water storage, ground water recharge, and wildlife habitat. This area also currently functions as an educational area for high school classes. Access to this area is severely limited due to adjacent private property owners.

Some interest in retaining this area for a nature conservancy has been expressed by adjacent property owners. These interested property owners should be contacted and informed about state and federal conservancy programs.

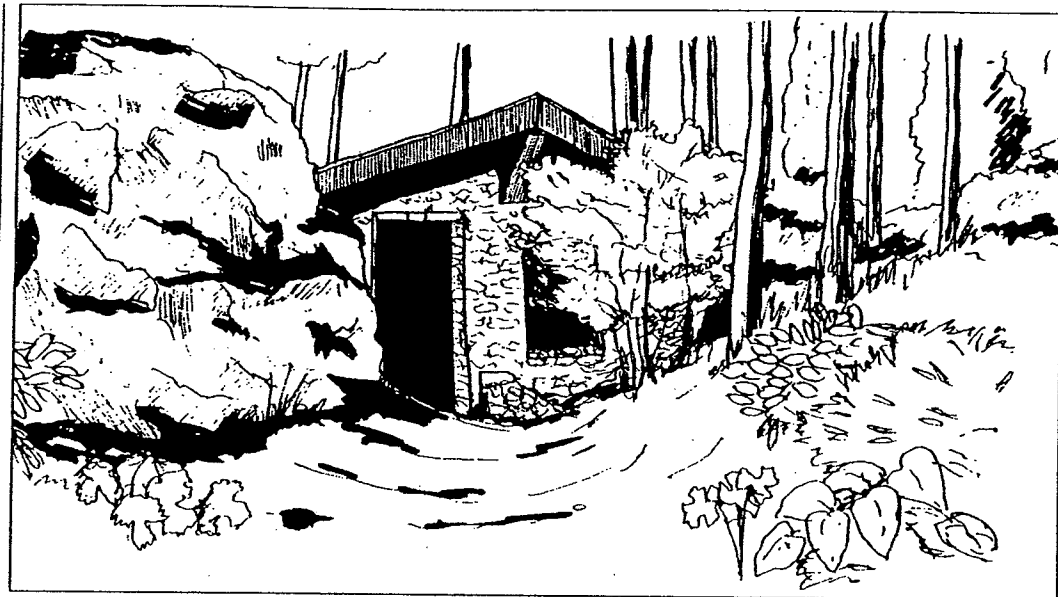
Area 8: Garden Terrace Spring. The stream has some value for urban wildlife habitat but is severely invaded with exotic plants, principally purple loosestrife. It does, however, play an important role in the overall wetland functions of the area. The stream is fed from an underground culvert which comes from the south side of 29th. It goes back underground at the northeast corner of the property. This stream may very well be connected to some of the other wetland areas mentioned above. The residents of the Garden Terrace Apartments have spent time to improve the edges of the stream, and enjoy the sounds of the running water. If the apartments are removed, the stream should be retained as a site amenity in any future development of the area.

Area 9: Upper Lincoln Park Pond. This pond is within the Lincoln Park boundaries, so it is very accessible to the public. Rock outcrops and logs within the pond provide areas for ducks and other birds to loaf. Adjacent bull rushes and cattails provide a good "edge" for cover and nesting. Turtles and frogs are among the animals found in the pond. This pond provides the focus for Upper Lincoln Park and is a popular spot for kids to "muck around".



Environmental Resources

- Identified Wetlands
- Other Wetlands
- Special Flood Hazard Area



■ **POLICY 3**
Maintain existing overall surface and subsurface drainage functions.

Discussion: Alteration of existing drainage functions may cause on-site and off-site erosion, deterioration of adjacent wetlands, and unexpected flooding. By maintaining the existing rate of run off and direction of water flow, these problems may be avoided.

On site drainage should be directed into grassy swales. This allows pollutants to be filtered through the vegetation roots before entering the aquifer or other water bodies.

■ **POLICY 4**
Maximize retention of existing vegetation, which adds significantly to the character of the neighborhood.

Discussion: Retention of native vegetation emphasizes the neighborhood character, provides shade, wildlife habitat, and promotes water conservation. Native vegetation areas should be incorporated into landscape design to help fulfill landscape requirements.

Buildings and other site elements should be located to preserve existing vegetation and incorporate them into

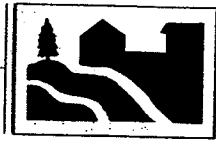
site designs. Special care should be taken when developing around existing vegetation, to avoid compaction of root systems and filling around tree trunks, as this may lead to the death of the tree.

■ **POLICY 5**
Maintain solar access to properties through evaluation of building height, mass and siting.

Discussion: Every effort should be made to maximize solar access in new building developments. In the development of clusters of buildings, care should be taken to minimize solar blockage.

■ **POLICY 6**
Maintain views of the city, surrounding mountains, and other natural features.

Discussion: The many bluffs within the neighborhood provide excellent views of the City, surrounding mountains and other features. Freya St., Ray St., Funk St., 17th Ave., Ben Burr Blvd., Southeast Blvd. and Upper Lincoln Park are some of the areas which provide an overall view of the City. The Havana St. corridor is an excellent area for viewing surrounding mountains. There are also many significant rock outcroppings within the neighborhood which are considered an aesthetic amenity.



■ POLICY 7

New developments should maintain the residential quality of the neighborhood and provide compatible transitions between different building districts and adjacent properties.

Discussion: The present pattern of the neighborhood is residential in character. Most buildings are one or two stories and maintain bulk characteristics of neighborhood homes. In general, the pattern established by the neighborhood's residential buildings should be maintained. Buildings of greater height and bulk may be allowed through special permit or outright in certain zones, taking into consideration the impact to adjacent properties.

New developments should provide additional buffers to adjacent uses of lower intensities. The buffers may incorporate existing natural features such as rock outcroppings, native trees, or other natural landforms. Efforts should also be made to minimize solar blockage and maintain significant views of the City and surrounding mountain peaks.

■ POLICY 8

Enhance the visual appeal and functioning of shopping districts through design review of proposed projects.

Discussion: The Lincoln Heights Shopping District is an example of a retail area that has developed incrementally over time with little attention to overall coordination and appearance. The shopping area is plagued by numerous driveways, varying building setbacks and design, negligible landscaping, abundant signs and poor pedestrian circulation. Efforts should be made to correct these deficiencies and ensure that similar problems do not occur in the future, both in the Lincoln Heights district and at the new community shopping area at 44th and Regal.

Future developments proposed within either of these areas should be reviewed by the Hearing Examiner or a Design Review Committee, as appropriate, to ensure consistency in design, visual cohesiveness and coordination between sites.

■ POLICY 9

Provide streetscape improvements that reinforce the neighborhood's identity as a distinct place.

Discussion: Street furniture such as benches, fountains, and trash receptacles; street trees; sidewalk textures; and street lighting function as visually unifying elements throughout the neighborhood. These features can be designed to create and support specific themes in mixed use districts, commercial areas, or along planned linkages between neighborhood features. In addition, signs for private businesses should be designed to be consistent with the character of the neighborhood and each other.

■ POLICY 10

Enhance the identity of shopping districts within the neighborhood by providing incentives to stimulate private improvements.

Discussion: Public funding sources should be explored for shopping districts which adopt a design theme. These themes may include amenities such as awnings, street trees, banners, consistent signage and colors, and compatible architectural styles.

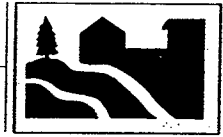
The Lincoln Heights Shopping Center is a visual hodgepodge of signs and building types. These problems are due, in part, to the fact that there are several different owners within this small area. Actions should be taken to improve the visual quality of the center and pedestrian circulation and safety.

Improvements which benefit the general public, such as street trees, benches, and drinking fountains could be partially supported by Community Development funds. It is suggested that these funds be made available through a matching fund program.

■ POLICY 11

Minimize the adverse impacts of parking lots and promote pedestrian safety through, within and around these lots.

Discussion: Parking lots which do not provide buffers to the street and adjacent properties create an adverse



visual impact on these facilities due to their "sea of asphalt" appearance. The visual impact of parking lots can be minimized by screening the lots. This can be accomplished through changes in elevation; earth berms; landscape buffers, incorporation of native trees and shrubs; or ornamental walls.

Flat, hard surfaced, parking lots radiate heat on sunny days, increase solar glare, lack visual interest, and do not always provide for pedestrian safety. Islands should be included within these lots to provide a safe route for pedestrians from their cars to buildings. Green spaces incorporated within these islands would reduce the heat and glare and add visual interest.

■ **POLICY 12**

Encourage property owners and residents to maintain attractive yards and enforce nuisance codes to prevent accumulation of litter and junk in yard areas visible to the general public.

Discussion: More active enforcement of health and nuisance codes is required in situations severe enough to affect the safety or welfare of the public. Less severe situations which are primarily eyesores should be addressed through a neighborhood effort of education about the benefits of recycling, funding of yearly neighborhood clean-ups, a rigorous household hazardous waste collection program, and self-help efforts.



LAND USE

The Lincoln Heights neighborhood is one of the most rapidly developing areas within the Greater Spokane area. Residential subdivisions continue to spring up in the southern portions of the neighborhood and in the unincorporated areas in Spokane County further south. A larger residential population has brought with it an increased demand for retail and service businesses within limited space. The result has often been controversial development proposals which seek to expand beyond the existing limitations of established commercial areas. This plan seeks to minimize that controversy by providing a clear direction for growth of both commercial and residential properties.

The neighborhood does not presently feature any industrial or office-park type uses. Although the plan does not anticipate nor encourage industries to locate here, it does foresee the development of additional office uses which wish to take advantage of the unique amenities the area has to offer. The plan also provides space for additional multi-family housing projects in order to maintain a mix of living opportunities and a healthy social mix. In addition, the plan provides clear direction on where future commercial developments should be located and encourages integrated, attractive site design.

LAND USE GOAL: Maintain quality residential neighborhood environments supported by compatible commercial districts which complement the City's Central Business District.

The Lincoln Heights Neighborhood is primarily residential in character, with neighborhood supporting retail and service businesses. There are no industries or major office employers located within the area. Businesses are oriented to serving the everyday needs of the neighborhood or South Hill population; there are few "destination point" uses which tend to attract consumers from outside the South Hill.

Major purchase needs of neighborhood residents are met within the Central Business District or other major shopping areas in North Spokane or the Spokane Valley. The area's proximity and convenient access to the Central Business District limits the need for neighborhood businesses which replicate many of the shopping and business services located there. Future commercial developments must be sensitive to not only the surrounding area, but also to the role of the Central Business District as the primary shopping area for the region.

Natural features such as rock outcrops, wetlands and mature pine trees and other vegetation are important elements for the neighborhood. The plan recognizes the need to protect and enhance the natural environment as the area continues to develop. Both residential and

commercial development proposals should be designed to avoid adverse impacts to these natural features, and landscaping regulations should allow for natural features to be accepted to meet minimum requirements, when appropriate.

■ POLICY 1

Provide a full range of housing opportunities to accommodate the needs and capabilities of a diverse citizenry.

Discussion: The demographics of society are changing, and with these, tastes in housing. Although housing in the neighborhood is primarily single family residential, a wide variety of housing types are available, including apartments, retirement housing and planned unit developments. This area of the City continues to be a strong market for residential growth. The Plan recognizes that a diversity in housing types should be provided in response to changing demands.

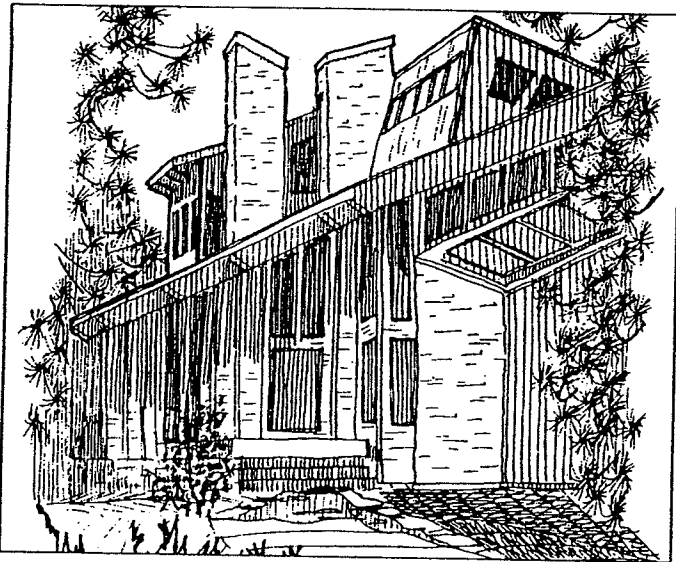
■ POLICY 2

Protect & enhance existing single family residential areas.

Discussion: The neighborhood should continue to be primarily single family residential in character. New



subdivisions should be of similar density as adjacent developed areas. Multiple family, senior citizen housing and planned unit developments should locate in areas where they may blend with the character of surrounding properties.



■ POLICY 3

Promote single-family infill development within established low-density residential environments.

Discussion: Vacant lands within low density residential areas should be targeted for capital improvements, such as street paving, and water and sewer services, and for developer incentives, such as attached single-family housing. This promotes efficiency in the provision of urban services, preserves the "hinterlands", and helps avoid pressures to develop environmentally sensitive areas.

■ POLICY 4

Retain existing medium density residential districts. Create redevelopment incentives to promote rebuilding of multifamily uses that are lost over time.

Discussion: The Land Use map depicts all existing multifamily residential zones as either Medium Density Residential or Medium Density Residential/Office.

Developments such as Rockcliffe, Willow Glen, and Garden Terrace provide unique housing opportunities

for neighborhood residents and maintain the availability of a diversity of lifestyle choices. There may be pressures to remove these and other multifamily projects during the plan period. Incentives such as increased density should be made available to encourage the rebuilding of any multifamily developments which may lose their viability over time.

■ POLICY 5

Locate new medium-density residential developments in the vicinity of commercial shopping areas or at the intersections of minor and principal arterial streets as a "buffer" or transition to lower intensity uses.

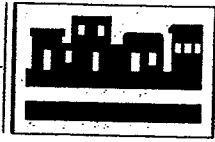
Discussion: Medium density residential can serve as a "buffer" between the high activity levels of commercial areas or the traffic volumes of arterial streets and the quieter atmosphere of low density residential areas. Locating medium density residential in these areas also allows more individuals quick and easy access to shopping facilities and facilitates the efficient provision of transit service.

The Land Use map designates both existing medium-density zoned lands and areas which may be suitable for either apartment or office use. The map is not intended to precisely identify all potential areas which may be suitable for additional multi-family development.

■ POLICY 6

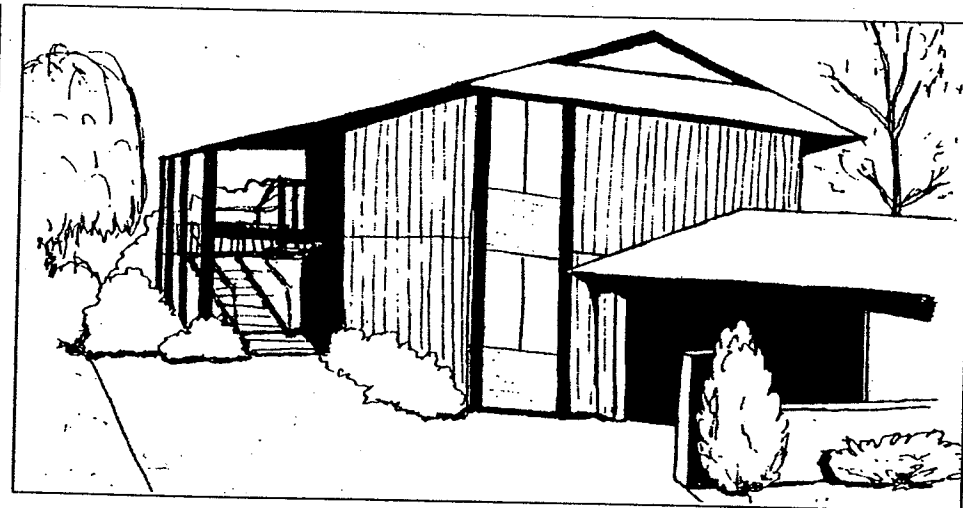
Allow low-rise office use along 29th Ave. as designated on the Land Use Plan Map, subject to the following criteria:

- a) developments should extend generally no more than one block in depth from 29th Ave.
- b) the minimum site area for office development should be two acres
- c) building height should be limited to 30 feet;
- d) access to developments should be from existing curb cuts on 29th Ave., not from streets serving residential areas
- e) if a site is not separated from a single family residential area by a street, then increased building and parking setbacks and landscaping should be provided.
- f) rezone proposals should be processed under the PUD provisions of the Zone Code



Discussion: Low-rise offices are also suitable as "buffers" or "transitional uses" to low density residential areas in those locations shown on the plan map. The activity patterns typically associated with office developments (primarily daytime use) helps to minimize their impact on surrounding residential areas. To ensure that the physical aspect of these developments does not adversely impact low density residential areas, the design criteria noted above should be followed. A two-acre minimum lot size should be required to ensure developments have adequate space for parking and landscaping and to discourage the isolation of individual residences as offices are developed.

The northern boundary of the MDR/O area on the north side of 29th Ave. generally coincides with a rock outcrop. This natural feature should be retained as part of the required landscaping for any development in this area.



■ POLICY 7

The area fronting the west side of Regal St. from 33rd to 37th should be allowed to develop with Medium Density Residential/Low-Rise Office uses to a depth not more than 6 lots deep, providing that the development has frontage on Regal and that these uses are designed to be compatible with the existing residential uses along east-west side streets.

Discussion: Regal Street provides a direct link between the two community shopping areas in the area. Medium density residential development has occurred in

the past on the west side of Regal, whereas the east side of the street has maintained a stable single family residential character. Further medium density residential/low-rise office would be appropriate on the west side of Regal only, given existing land uses and the potential extension of Southeast Blvd.

■ POLICY 8

The expansion of community shopping districts should be limited to the boundaries shown on the Land Use Plan map.

Discussion: A recent amendment to the 1983 Generalized Land Use Plan created an expanded commercial area for the neighborhood at 44th Ave. and Regal St. Coupled with the Lincoln Heights Shopping District, these should satisfy the commercial needs of southeast Spokane for the next twenty years.

Objective 8a: Limit the expansion of the Lincoln Heights Shopping District to those areas shown on the 1986 Shopping District Plan, except that the Garden Terrace Apartment complex should not be converted to non-residential uses.

Discussion: The 1986 Lincoln Heights Shopping District Plan provided for minor expansion of the district. Further expansion beyond those boundaries already defined is not warranted and could adversely affect arterial street functioning. Additional shopping needs can be met elsewhere within the neighborhood.



The Garden Terrace apartments provide subsidized housing for elderly citizens in a location convenient to shopping and other services. The elderly population is growing and there is a need to provide affordable developments for group of individuals. Although the 1986 Shopping Center Plan indicated that future commercial development of the apartment property could occur, this plan recommends that in the event the existing development is removed, it should be replaced with a development comparable in size, design and rental costs.

Objective 8b: Commercial development at 44th Ave. and Regal St. should be integrated to function as a whole through the use of landscaping, pedestrian access between the sites, and compatible building and sign design.

Discussion: Two quadrants of this intersection are currently zoned for commercial use and a third corner will potentially become commercial. This area should develop comprehensively to avoid the congestion problems and "cluttered" appearance typically associated with multiple commercial uses.

■ **POLICY 9**

Provide easily accessible public and semi-public services to meet the needs of the neighborhood.

Discussion: Plans for a new senior center, branch library, schools, etc. should consider locations which allow easy access by the community. Efforts should be made to enhance pedestrian, bicycle, and vehicular access to these facilities.

■ **POLICY 10**

Encourage a low intensity environment in the area south and east of Ferris High School by allowing

greater intensity development of non-sensitive areas when under common ownership.

Discussion: This area is environmentally sensitive because it is within a floodplain, has high ground water, and contains habitat for wildlife. Property owners who own portions of these sensitive lands along with non-sensitive lands, should be encouraged to retain existing open space and natural areas through the use of planned unit developments, public land trusts or transfer of development rights.

■ **POLICY 11**

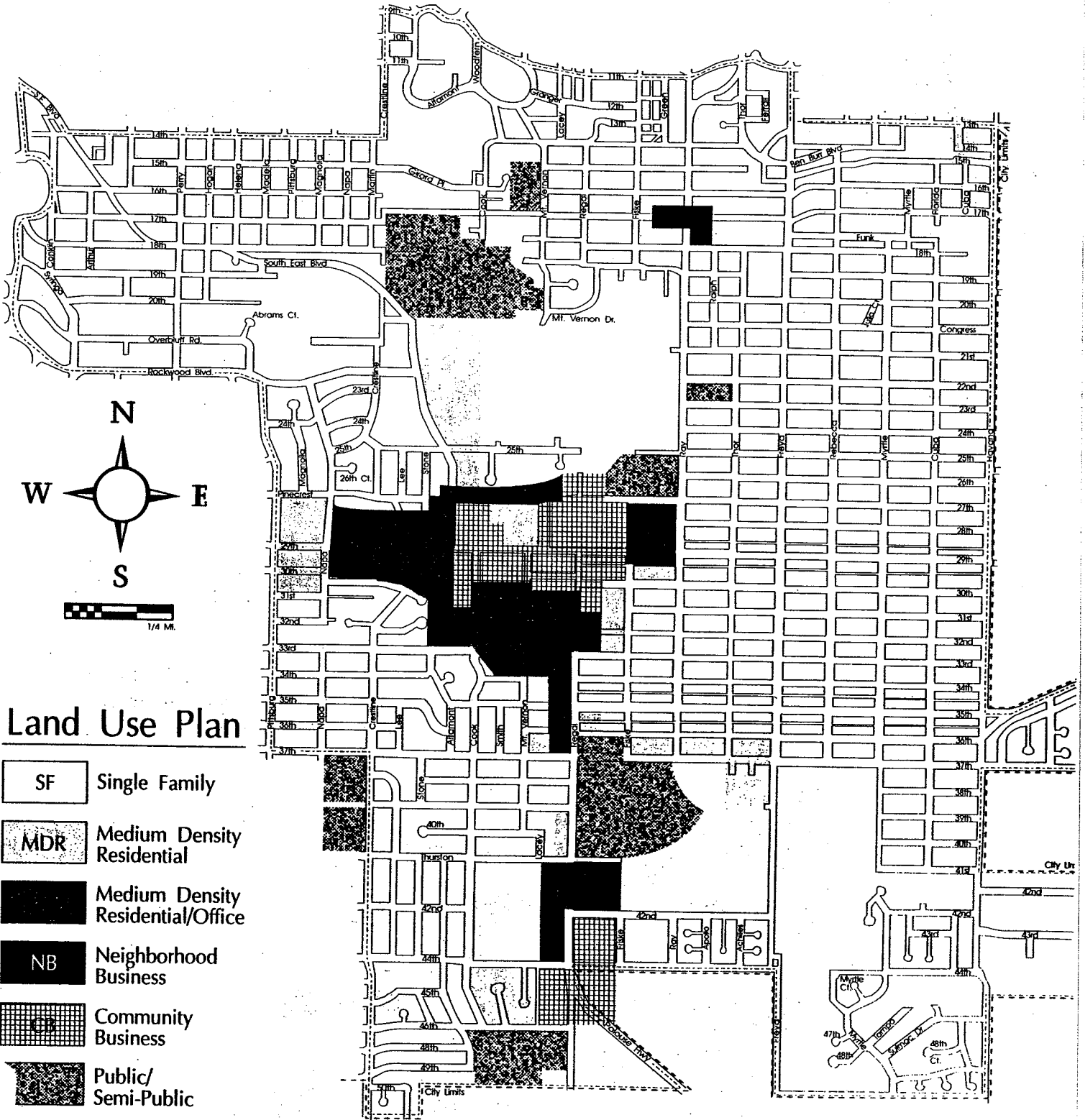
If Southeast Blvd. is extended, allow the area bounded by the extension on the south and by the Lincoln Heights Shopping Center on the north to develop with Medium Density Residential/Office uses.

Discussion: This area is designed to provide a buffer to the commercial area and to infill an area which will be impacted by changes to the traffic circulation system. Access should be limited to existing intersections such as Mt. Vernon, Cook, and 33rd. Through access should not be provided to the commercial shopping area. No zone changes to allow office uses should be made if Southeast Blvd. is not extended.

■ **POLICY 12**

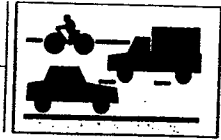
Contain the existing Neighborhood Business area at 17th and Ray.

Discussion: This business district serves the needs of the surrounding area and is of adequate size to serve these needs in the foreseeable future. The existing grocery store should be allowed to develop their property to 18th Ave., provided the use is related to the business at the intersection and landscaping is provided. Access should be provided off of side streets to avoid congestion of Ray St. or 17th Ave.



Land Use Plan

- SF** Single Family
- MDR** Medium Density Residential
- Medium Density Residential/Office
- NB** Neighborhood Business
- CB** Community Business
- Public/Semi-Public



CIRCULATION

The movement of traffic within and through the Lincoln Heights Neighborhood is of major concern to neighborhood residents and business people. Arterial streets provide connections to Interstate 90 and the Central Business District to the north, and to developing residential lands within unincorporated Spokane County to the south and east. Many of these routes are approaching their limits for carrying additional traffic, while some areas (such as the Lincoln Heights Shopping District) are already experiencing significant traffic congestion.

Problems associated with traffic were a major focus of attention at neighborhood workshops. Residents expressed concern about the increasing volumes of traffic on many arterial streets, the potential for accidents and the congestion within the shopping district in particular. The continuing development of the neighborhood and surrounding areas will also place strains upon the existing arterial network. Care must be taken to ensure that through traffic does not divert to secondary streets such as neighborhood collectors, which are intended for local trips.

A Circulation Subcommittee of the Task Force was established to explore traffic problems and issues and their potential solutions. The subcommittee met on several occasions with area property owners and City Traffic Engineering staff to develop the following policies, which were subsequently adopted by the entire Task Force.

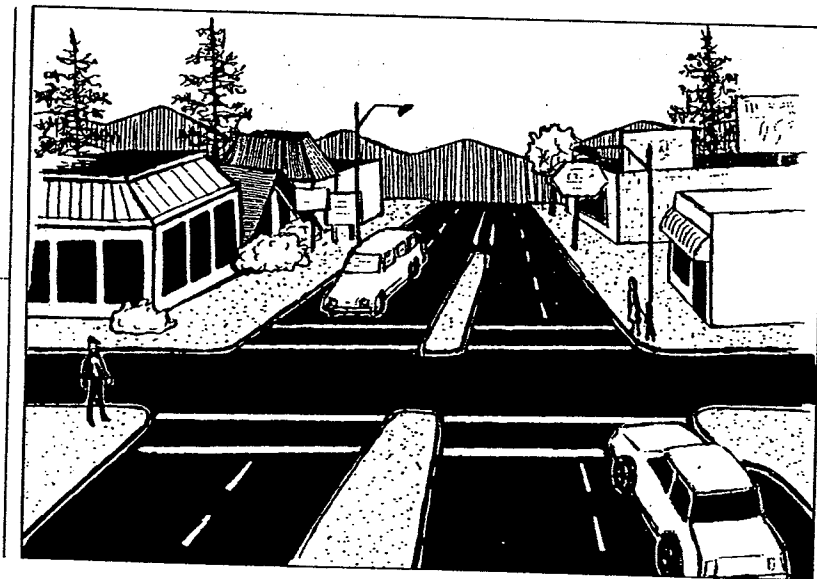
CIRCULATION GOAL: *Provide a safe and efficient circulation system to move people and goods by all means of transport through, within, and around the neighborhood.*

The public street system should effectively accommodate private vehicles, public transit, bicycles and pedestrians as equally important means of travelling within the neighborhood. Recognizing the adverse impact that high volumes of vehicular traffic can have on arterial streets, the plan suggests that routing through traffic around the neighborhood will have positive impacts on the quality of life for area residents and business owners.

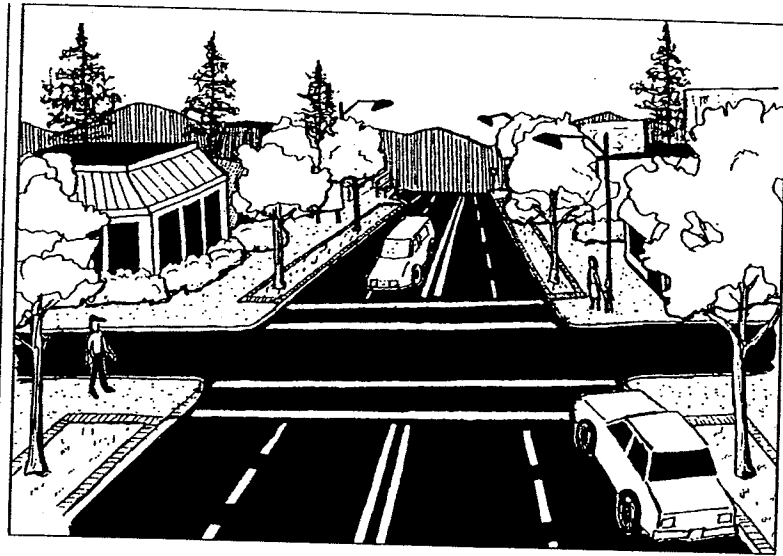
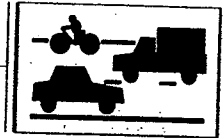
■ **POLICY 1**

Street construction projects should incorporate the appropriate street standards noted in the City's Arterial Street Plan.

Discussion: Arterial street standards are contained within the Arterial Street Plan, which applies to the entire city. Existing street conditions within the neighborhood rarely



Arterial Without Landscaping



Arterial Constructed to Street Standard

conform to these standards. For example, streets typically lack landscaping between the curb and the sidewalk. Future improvements to arterials and residential streets must not neglect the provision of street trees, as they are an important ingredient to preserving and enhancing the natural character of the neighborhood.

■ POLICY 2

Traffic generated from points south of the neighborhood should be directed to selected arterial routes which provide interconnections with Interstate 90 to the north.

Discussion: Currently, traffic originating from or destined for the area south of the neighborhood must travel on numerous arterial streets to interconnect with I-90 at the Thor-Freya interchanges or to reach the Central Business District or other points north. Lack of direct, principal arterial route access results in traffic utilizing many streets not intended for these purposes. The following objectives are intended to ameliorate this situation:

Objective 2a: Extend Havana Street south to connect with a Controlled Access High Capacity Facility to be constructed within unincorporated Spokane County which will connect with both Interstate 90 to the north and the Pullman Highway (SR-195) to the south. Development of Havana must be planned to minimize impact to wetlands and other features of significance (as noted on the Environmental Resources map).

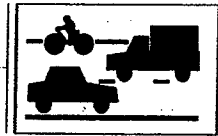
Discussion: Spokane County is in the process of revising their Arterial Street Plan to include a proposal to construct a "ring road" connecting Interstate 90 and the Pullman Highway. This Controlled Access facility will travel around Southeast Spokane and connect with I-90 in the west Spokane valley.

The neighborhood supports this proposal as a means to relieve traffic congestion within the area and recommends both the Arterial Street Plan change and construction of the project.

Objective 2b: Designate Havana Street as a Minor Arterial from 29th. Ave. north to the Carnahan pit area.

Discussion: Havana St. north of 29th. Ave. is currently designated as a Residential Access Street, while it is a Minor Arterial south of 29th. Ave. In order to provide arterial continuity, this street segments' classification needs to be upgraded to Minor Arterial status. Eventual improvements to Havana will provide an alternate north-south route along the eastern edge of the neighborhood. In order to adapt to area topography, Havana will need to curve eastward in the vicinity of the Carnahan pit.

Objective 2c: Continue Ray St. as a Principal Arterial "crossing over" to Freya St. south of 37th. Ave. and eventually connecting with the Palouse Highway.



Discussion: Ray St. is the primary north-south arterial route through the neighborhood, providing direct connections with I-90 and the Palouse Highway. The location of the "crossover" to Freya has been defined, and construction is scheduled for completion in the mid 1990s.

Objective 2d: Construct a center turn lane in Ray Street from 14th. Ave. to 29th. Ave.

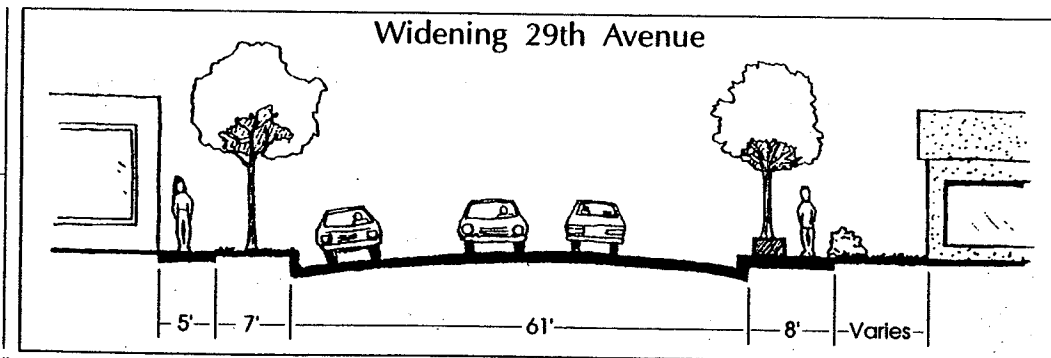
Discussion: Ray St. should continue as the primary north-south route through the neighborhood. In order to maintain desired traffic volumes in this corridor, particularly during peak hours, it will be necessary to construct a center turn lane between 14th and 29th Avenues. Additional right-of-way for this improvement should come from the west side of the street since fewer structures are located in this area. To further facilitate smooth traffic flow, access to Ray Street from properties on the west side should be limited to those which already exist.

The following objectives provide means of relieving congestion on 29th. Ave.

Objective 3a: Improve 29th Ave. to the Principal Arterial standard noted on page 5-6 of the Arterial Street Plan, from Southeast Blvd. to Ray St., except that a continuous center turn lane should be provided within the shopping district area.

Discussion: 29th Avenue does not have adequate right-of-way width to accommodate development to the street standard depicted in the Arterial Street Plan. Acquisition of additional right-of-way should include space for both sidewalks and street plantings. Providing a center turn lane will provide "stacking" space for vehicles waiting to make left turns into the many business driveways located in the area. This improvement should extend the functional life of the street for an additional 10-15 years.

Many existing businesses on the south side of 29th



■ POLICY 3

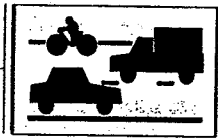
Develop alternate plans for relieving traffic congestion on 29th. Avenue within the Lincoln Heights Shopping District.

Discussion: Traffic congestion within the Lincoln Heights Shopping District is severe, particularly during peak hours. A variety of factors contribute to the congestion, the two most significant being:

- 1) the lack of a center turn lane in which vehicles may "queue" out of moving traffic lanes and
- 2) the dual function of the street in providing access to adjacent businesses and serving as the primary east-west arterial on the South Hill.

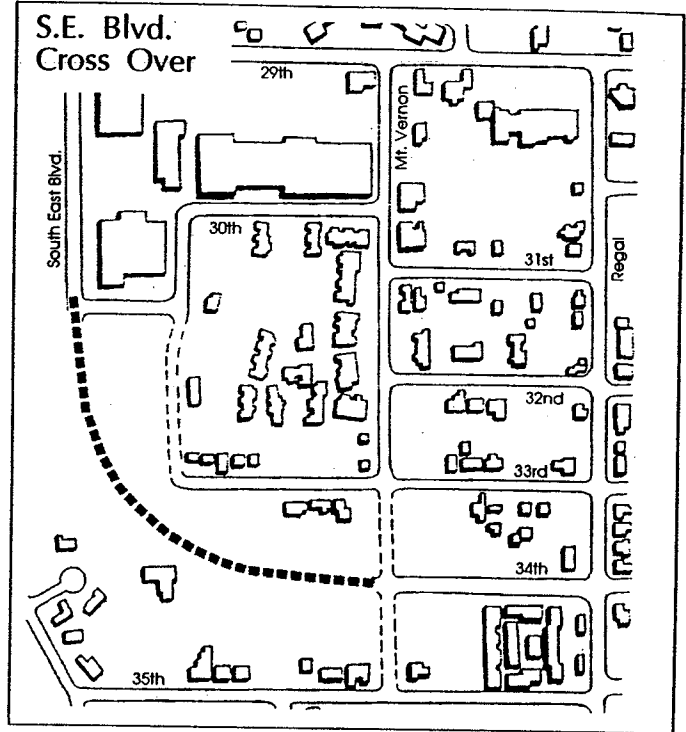
Ave., east of Regal St., will need to be relocated to the south in order to accommodate street widening. These businesses should be allowed to remain open during the street improvement project. The alley between 29th and 30th Avenues should be vacated to provide land for business reconstruction. Relocated businesses should be allowed to temporarily reopen without required parking, while former buildings are demolished to provide room for street widening and off-street parking.

Objective 3b: Extend Southeast Blvd. as a Minor Arterial Parkway south of 29th Ave. to connect with Regal St. at 34th Ave. The street extension should fea-



ture two travel lanes, a landscaped median, bike lanes and sidewalks separated from moving traffic by a planting strip featuring street trees. The extension should intersect Regal St. at a right angle and allow a free right turn (southbound). A concrete barrier should be constructed within Regal at 34th to prevent traffic from crossing through a residential area to Ray.

Discussion: Past efforts to extend Southeast Blvd. south of 29th Ave. have met with significant opposition. However, extending this street to interconnect with Regal will provide a much-needed "relief valve" to the congestion experienced within the shopping district. In recognition of this potential benefit, the Task Force recommended the extension, provided the design features noted above are included as part of the project. 34th Ave. is the preferred southern alignment for the extension due to the sparse development at its intersection with Regal St.



■ POLICY 4

Make improvements to the existing arterial system to enhance traffic flow.

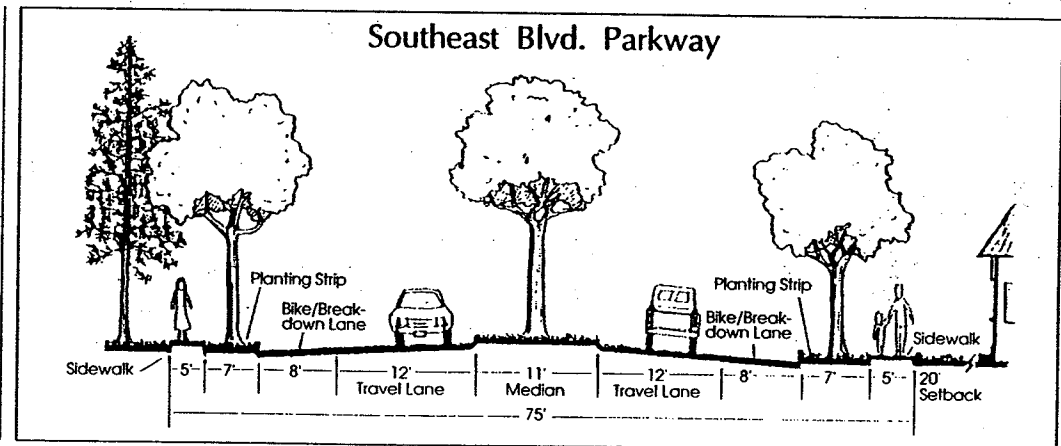
Discussion: Several conditions in the neighborhood are either unsafe or constrict the free flow of traffic. Correcting these conditions will enhance the performance of the arterial street system.

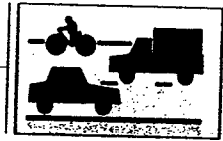
Discussion: The current configuration of the Regal St./Palouse Highway intersection is not safe and will become even more hazardous as the area develops with commercial businesses and traffic increases. The Palouse Highway should turn to connect with Regal at a "T" south of the current intersection.

Objective 4a: Realign the Palouse Highway to intersect Regal St. at 90 degrees to eliminate a five-way intersection at this commercial node.

■ POLICY 5

Explore all available mechanisms for funding street improvements.



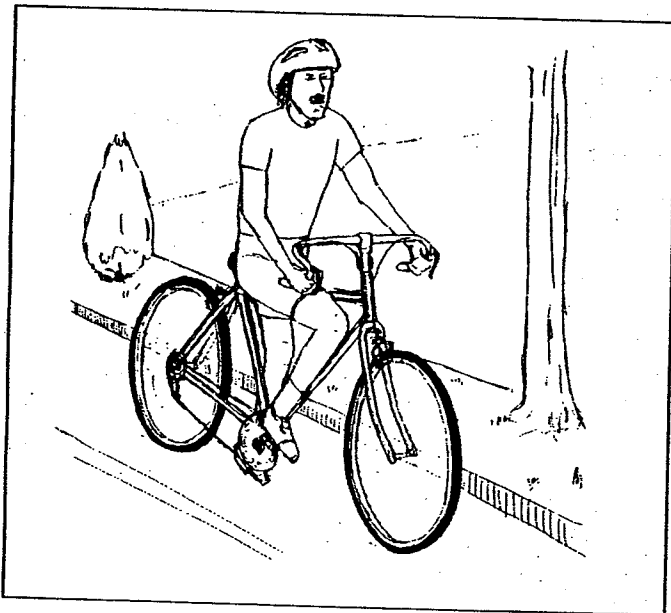


Discussion: Street improvement costs are continuing to escalate and in general, City funds are not adequate to cover the expense of major projects. Outside sources of funding, the formation of Local Improvement Districts, impact fees and other mechanisms should be fully explored for all identified street improvement needs.

Objective 5a: Promote the use of Transportation Benefit Districts as a mechanism to fund arterial improvements.

Discussion: Recent State legislative actions have allowed for the formation of Transportation Benefit Districts to finance local street improvements. The advantage of TBDs over Local Improvement Districts (LIDs) is that the former allows for assessment of a wider area to finance street improvements. This allows for expenses to spread over greater numbers of individuals while recognizing that impacts to any street come from a wider area than simply the abutting properties. Use of TBDs could be particularly helpful in such areas as the Lincoln Heights Shopping District, where it is in the interest of the entire community to see conditions improve.

■ POLICY 6
Improve pedestrian access and safety both to and within the Lincoln Heights Shopping District.



Discussion: The incremental development of the Lincoln Heights Shopping District over the years has resulted in an environment that is not conducive to pedestrians. Improvements to the area will encourage its use by pedestrians, both from the adjacent neighborhood and internally.

Objective 6a: Along 29th Ave., provide a planting strip between the curb and sidewalk or a widened sidewalk with tree boxes.

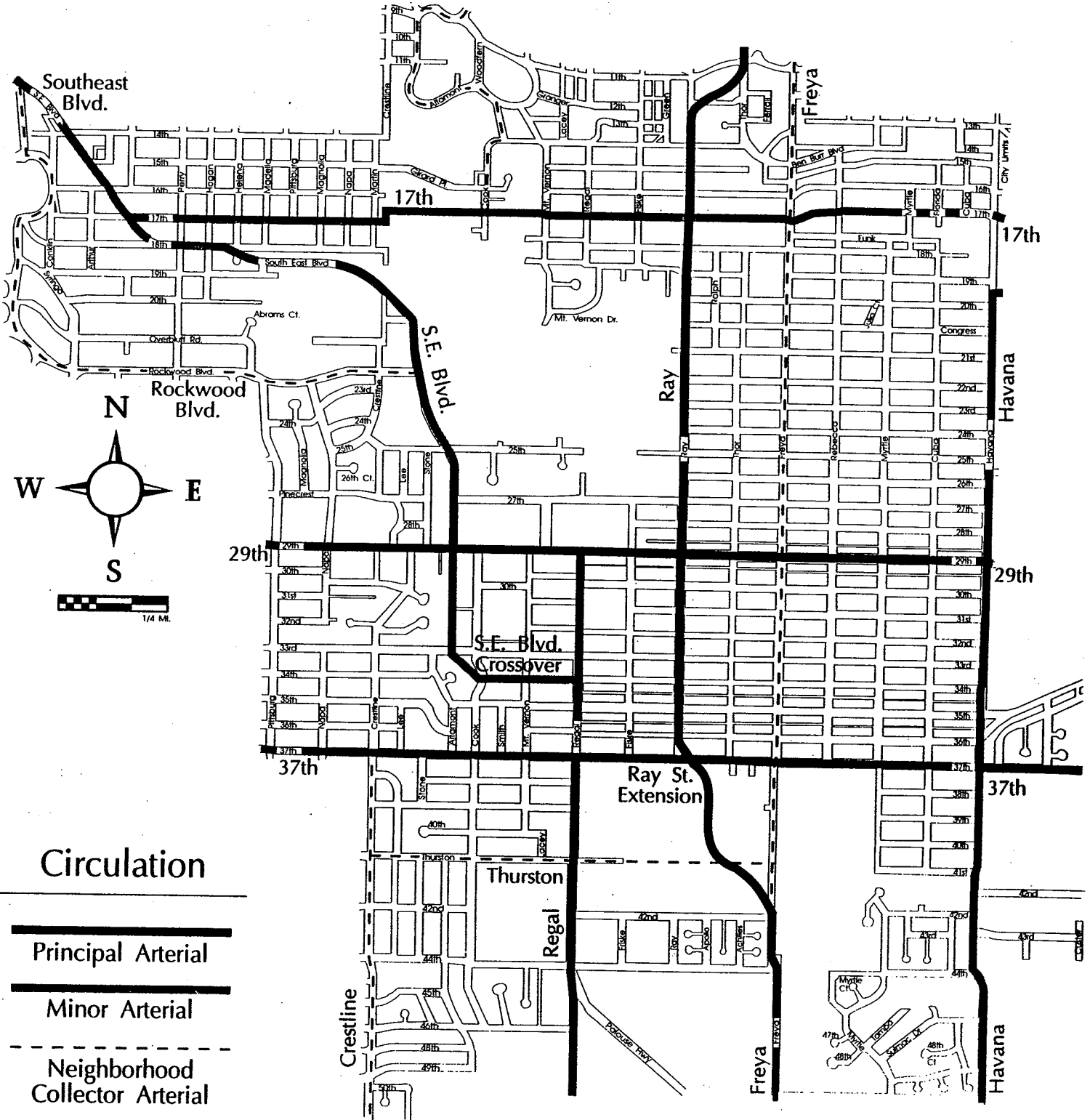
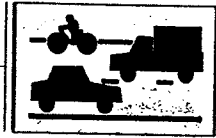
Discussion: An integral curb and sidewalk configuration along 29th Ave. within the shopping district does not result in a pleasant walking environment. Pedestrians are too close to vehicular traffic and sidewalks often become covered with snow in the winter when the street is plowed. A planting strip will provide a physical separation between motorists and pedestrians while also improving the aesthetics of the district and providing space for snow storage in winter. If additional right-of-way is difficult to obtain, an alternate plan would be to utilize a widened sidewalk with street trees planted in tree boxes, similar to what is done within the Central Business District core.

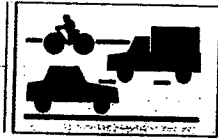
■ POLICY 7
Maintain the function of existing sidewalks and provide new sidewalks at arterial standard width, along routes which provide access to parks schools, shopping areas and bus lines.

Discussion: Adequate sidewalks are necessary throughout the area, but particularly in areas which are primary walking routes to, from and between points of interest and activity.

■ POLICY 8
Develop bike routes as identified on the Bikeways Plan.

Discussion: The City-wide Bikeways Plan, adopted in 1988, generally addresses bikeway needs in the neighborhood. The following modifications are intended to encourage use of bicycles within Lincoln Heights.





Objective 8a: Provide bike lanes via a widened street section as illustrated on Page 3-7 of the Bikeways Plan.

Discussion: This section of The Bikeways Plan offers alternate means of providing bike lanes within street right-of-ways. This is the preferred alternative for the neighborhood.

Objective 8b: Connect the Southeast Blvd. bike route to Regal St. via the Southeast Blvd. extension.

Discussion: This objective is consistent with the intent to maintain the the overall design continuity and character of Southeast Blvd. when it is extended to the south. In addition, it provides bicycle route access to the southern portion of the neighborhood.

Objective 8c: Upgrade Regal St. south of its intersection with the Southeast Blvd. extension to a Priority Bike Route.

Discussion: Continuing the Southeast Blvd. bike route will provide a strong north-south route through the neighborhood.

Objective 8d: Establish a bike route from Thornton Murphy Park to Upper Lincoln Park.

Discussion: This route will establish a link between these two recreational resources of the neighborhood.

■ **POLICY 9**

Provide bus shelters at points where bus routes intersect.

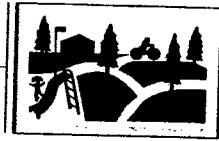
Discussion: Transfer points between different bus routes typically involve passenger waiting times of sufficient duration to make the provision of bus shelters desirable.

■ **POLICY 10**

Provide safe pedestrian access to all parks.

Discussion: Parks are a community resource which should be readily accessible to all members of the community, particularly children and senior citizens. Unfortunately, when these facilities are located on arterial streets, the ease of pedestrian access is diminished. Improvements such as pedestrian-actuated traffic signals, traffic "safety" islands, highlighted crosswalks, and/or reduced speed limits should be utilized to improve accessibility.

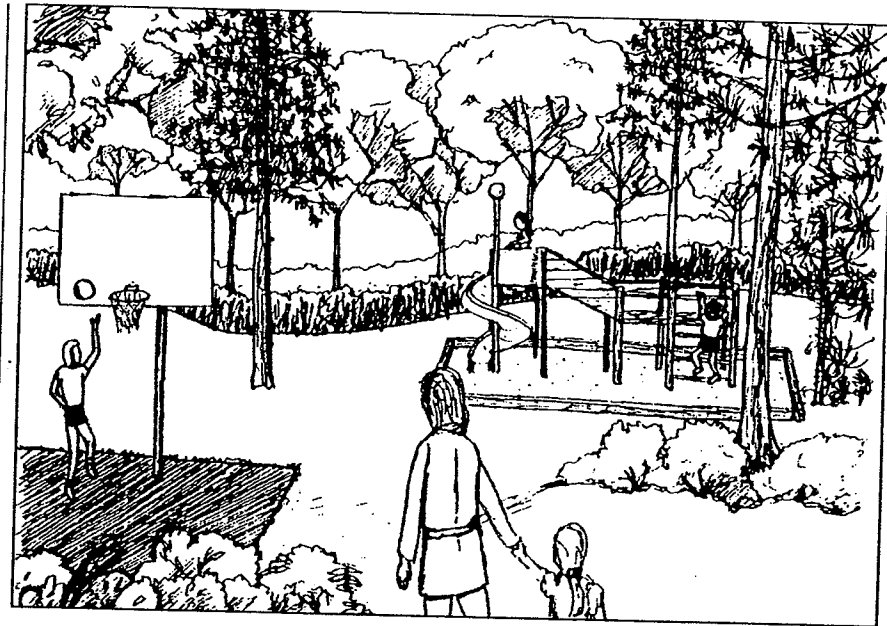
Funding for these improvements may be available through street construction projects or parks or Community Development funds. Another possibility would be for adjacent residential areas to organize for the purpose of gathering necessary funds.



COMMUNITY FACILITIES

The term "community facilities" refers to a wide range of publicly-owned and operated facilities which meet the safety, educational and recreational needs of the neighborhood. Although most of these are provided by the City of Spokane, some (such as schools) are offered by other public entities. The common thread amongst all of these facilities is that they provide amenities and services for the benefit of the entire neighborhood. Included within the category of community facilities are fire and police protection; schools; parks; libraries; senior/community centers and sewer and water utilities.

COMMUNITY FACILITIES GOAL: *Provide community facilities and utilities throughout the neighborhood to meet the needs of a diverse citizenry and to protect the environment.*



In general, the area is well served by existing community facilities located either within the neighborhood or within close proximity of its boundaries. However, both recent and anticipated growth in some areas is resulting in a need for more facilities, particularly parks.

The development of additional community facilities should:

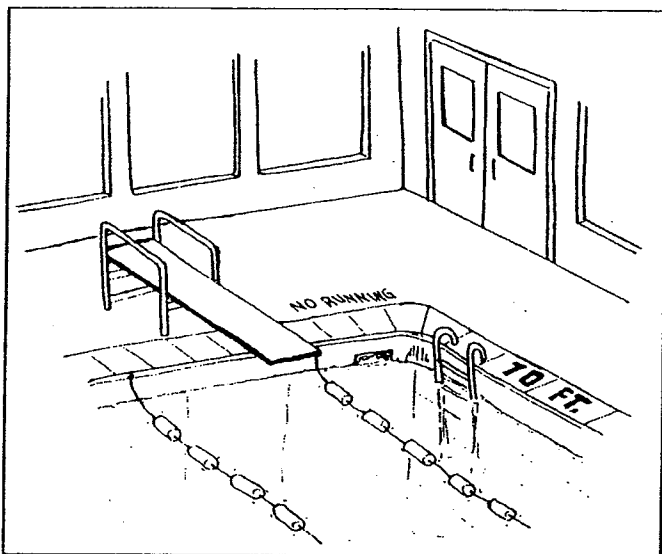
- 1) be sensitive to a variety of needs, reflective of the changing constituency of the neighborhood, and
- 2) be sensitive to those environmental features which are elements of natural systems which form the unique character of the neighborhood (e.g., wetlands and rock outcrops).

■ POLICY 1

Improve and expand existing parks and construct new parks in accordance with the objectives of the Parks and Open Space Plan.

Discussion: The Parks and Open Space Plan has identified the need for several additional parks or improvements to existing parks in the neighborhood. Completing these projects would generally satisfy the needs of the neighborhood for the foreseeable future. However, there are a few areas where additional projects are recommended; and are listed in the following.

Objective 1a: Construct an Olympic-size indoor swimming pool on the Ferris Sr. High School campus.



Discussion: The Parks and Open Space Plan identifies this as a high priority community-scale project. The neighborhood supports the concept of providing a major swimming facility at this location to serve the entire South Hill population.

Objective 1b: Improve access to viewpoints within upper Lincoln Park by:

- 1) providing additional parking spaces near the Southeast Blvd. entrance, and
- 2) extending the Southeast Blvd. bike route into the park.

Discussion: Lincoln Park provides many excellent views to the northern portions of the City. However, a lack of parking spaces limits the numbers of individuals who can enjoy these views. Providing a bike route into this portion of the park will increase accessibility and enjoyment of this facility.

Objective 1c: Improve pedestrian access to Thornton Murphy Park from the area east of Ray St.

Discussion: Thornton Murphy Park is currently the only park facility serving the central portion of the neighborhood. Ray St., a Principal Arterial, borders the park on the east. The closest signalized intersection is at 29th. Ave., two blocks south of the park. Safe pedestrian access across Ray St. needs to be

provided closer to the park. This could be accomplished by installation of a pedestrian-actuated signal, a reduced speed limit, construction of a pedestrian "safe island" within Ray St., or a high-lighted crosswalk at this location.

Objective 1d: Provide safe pedestrian access to the new park to be constructed east of the Windsong/Ben Burr area.

Discussion: Land has been purchased to construct a neighborhood park in the area east of Havana, south of 44th Avenue. Havana is designated as a Minor Arterial street and will become an obstacle to people wishing to access the park from the Windsong/Ben Burr area. The methods for improving accessibility which are discussed above should also be considered for this location.

Objective 1e: Maintain access to the Ben Burr area in the northeast portion of the neighborhood.

Discussion: The unused Ben Burr Blvd. right-of-way serves a number of recreational needs for the neighborhood. Besides its potential as a jogging/walking trail, the route also provides excellent views to the north and is the location of a natural stream and a unique mix of vegetation.

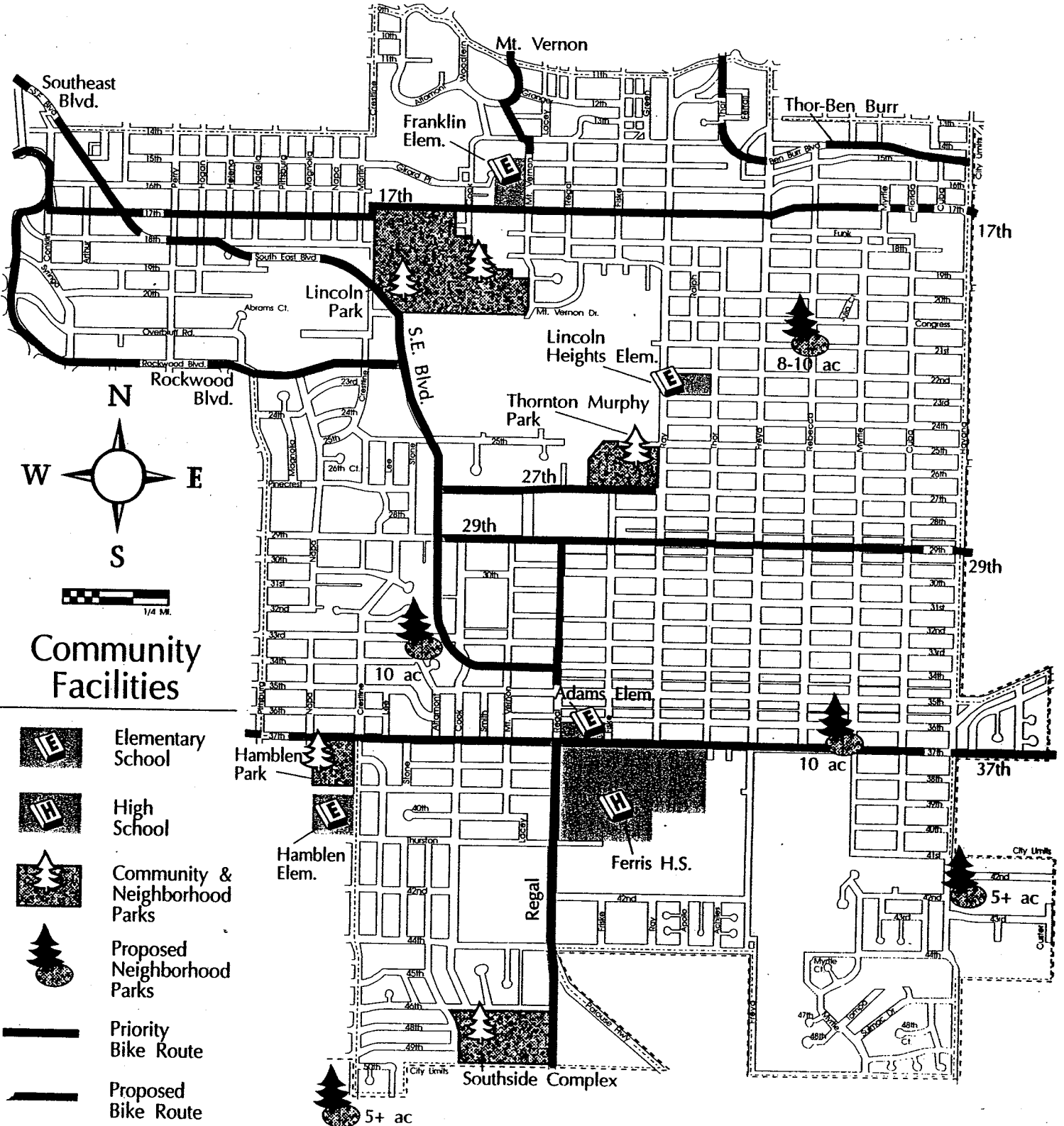
■ POLICY 2

Expand bike routes within the neighborhood to connect points of activity/interest.

Discussion: The Bikeways Plan primarily addresses City-wide bikeways needs. Additions to the main framework system within the neighborhood can encourage the use of bicycles for both recreational and travelling needs.

Objective 2a: Provide a bike route connection between Lincoln and Thornton Murphy Parks by extending a bike lane east of Southeast Blvd. along 27th Ave. E.

Discussion: Lincoln and Thornton Murphy Parks, both major recreational areas for the neighborhood,





are within relatively close proximity to each other and the Southeast Blvd. bike route. Extending the bike route east along 27th. Ave. will connect the two parks for bicycle access.

■ POLICY 3

Encourage the construction of a public library branch centrally located to the South Hill population. The selected site should have direct access to bus routes and also have pedestrian access.

Discussion: A new branch library is needed to replace the existing library at the Manito Shopping Center. The new facility would serve the entire South Hill area. Library officials have indicated that a Lincoln Heights location would be desirable. Site selection criteria should be sensitive to the neighborhood concerns expressed in this objective.

Thornton Murphy Park is not a desirable location for a branch library facility. The higher activity levels and volumes of traffic associated with a library dictate that it should locate elsewhere within the neighborhood.

■ POLICY 4

Encourage the construction of a middle school central to the eastern South Hill population.

Discussion: The Spokane Public School District boundaries extend far east and south of the neighborhood. This portion of the district is currently not served by a conveniently located middle school. Many students are bussed to Libby Middle School, outside the neighborhood to the north.

The School District has indicated a new middle school may be necessary on the South Hill to serve the growing population of the area. The neighborhood encourages the district to select a site centrally located to the population.

■ POLICY 5

Continue the septic tank elimination program in the neighborhood, providing financial assistance to qualifying homeowners as funds are available.

Discussion: The goal of the City's Septic Tank Elimination Program is to eventually connect all homes and businesses within the City to the public sanitary sewer system. Community Development Funds have been made available in the past to assist low-income households in their connection costs. This policy should continue in the future.

■ POLICY 6

Public utility structures should be screened from view with landscaping and other site-obscuring materials.

Discussion: Utility structures such as water tanks, electrical substations, and sewer or water pumping stations must be located throughout the neighborhood in order for these systems to function properly. As old structures are replaced and new facilities are built, attention should be given to ensure that they do not detract from the aesthetic quality of the area.

Low profile water tanks should be preferred over towering standpipes and should be painted to blend in with their surroundings. Landscaping used for projects should be consistent with surrounding areas and be of adequate size at planting to result in a screening effort within 5 years.



HOUSING

Southeast Spokane is noted for containing some of the finest housing in the City. There is also great variety; housing of all types, except high-density, high-rise apartment structures, can be found in the area. Single-family homes in all styles, vintages, and price ranges; large and small apartment complexes; planned unit developments; and retirement housing, are all located within the neighborhood. The character of housing in the Neighborhood ranges from manorial along Rockwood Boulevard to "California suburban" south of 37th to pastoral in the far southeast corner.

With few exceptions, the condition of housing in Lincoln Heights is superior and maintenance standards are high. Some of the older homes in the area between Ray and Havana, from 25th to 33rd Avenues, were of marginal quality when built and have not been properly maintained. Except for this area and a few isolated individual structures in other parts of the neighborhood, overall housing quality is excellent.

HOUSING GOAL: Maintain the variety and traditional high quality of housing in the neighborhood and expand it into new developments.



Participants in a series of neighborhood workshops indicated that they are satisfied with the quality and diversity of housing in Lincoln Heights and with the overall residential character of their neighborhood. There were concerns, however, that the high quality of life in this section of the City may be threatened by undesirable or hasty development and by declining pride-of-ownership. Residents are willing to accept their share of special purpose housing (nursing homes, group homes, etc.), but they are wary of facilities catering to correctional system inmates. Residents would

like more attention paid to design and compatibility issues when new projects are planned (in particular, the relationship of a project to the natural environment), and they seek methods of encouraging property maintenance.

A mix of housing types, ages, and styles adds interest to a neighborhood and provides housing opportunities for people of all income levels. This diversity promotes a healthy social environment adds interest to the neighborhood, and encourages pride-of-ownership.



■ POLICY 1

Ensure that different types of housing contribute aesthetically, functionally, and socially to the neighborhood.

Discussion: New housing developments stimulate growth of an area, but these developments should not be allowed without mitigation of their potential impacts. By requiring public amenities with new developments, neighborhood benefits are assured. For example: addition of street trees with a new P.U.D. can enhance the aesthetic quality of the neighborhood; development requirements may require improvements to unpaved streets, which makes the street system more efficient; the addition of bus shelters, can provide a meeting place for small groups, as well as a dry waiting space for buses.

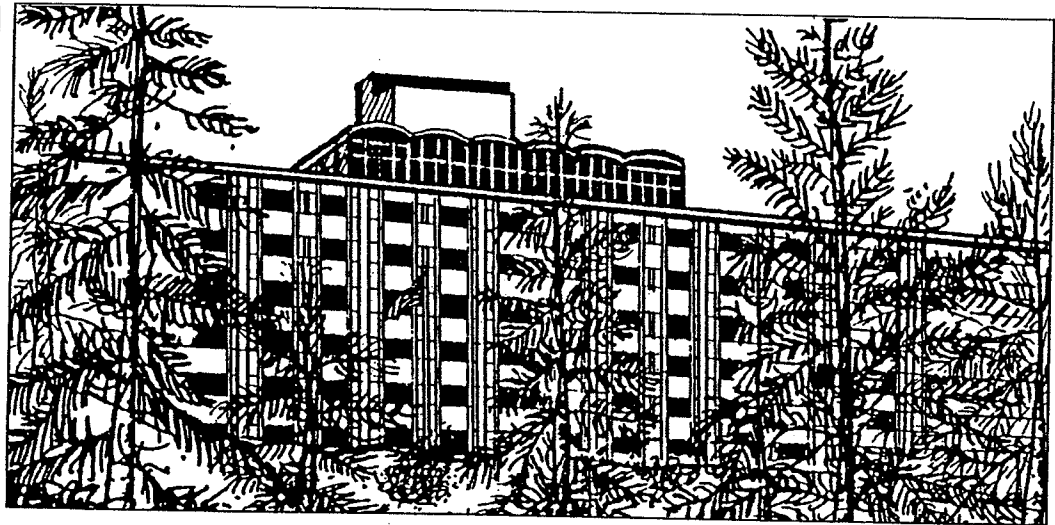
■ POLICY 3

Planned unit developments should provide perimeter landscaping, sidewalks, and bus shelters and bikeways where appropriate. Staggered building setbacks and varying fencing material should be utilized along project perimeters.

Discussion: Varying fencing material and staggering building setbacks avoids a fortress-like appearance, adds visual variety, and helps blend projects in with the surrounding neighborhood. Required landscaping should be placed between the fence and adjacent property lines.

■ POLICY 4

A variety of living options for the growing elderly population, ranging from independent living to total care facilities, should be allowed within the neighborhood.



■ POLICY 2

Multifamily residential development should provide perimeter landscaping, sidewalks and bus shelters and bikeways where appropriate. Parking areas should be screened from on-street views through site design, landscaping and/or use of garages.

Discussion: These amenities not only add to the quality of life within the development, but improve the overall quality of the neighborhood. Bus shelters should be provided along existing and proposed routes. Provisions for bikeways should be made in accordance with the City's Bikeways Plan.

Discussion: The demographics of society are changing, with the elderly population growing rapidly. The Neighborhood recognizes the need to accommodate this population's special living requirements.

Through a special permit process, senior housing developments may be developed at densities exceeding medium density apartments (21 units per acre). The following site criteria should be utilized when considering these higher density senior housing developments:

- 1) Developments should be located within one block of an arterial to allow access by emergency vehicles, and



- 2) Should be located near parks, commercial areas, libraries, community centers, and buslines, with adequate pedestrian access provided to these facilities.

■ **POLICY 5**

Group living facilities should be allowed to locate within the neighborhood in accordance with adopted spacing criteria.

Discussion: The draft zone code outlines criteria for the spacing of group homes within an area, based on the type of facility. The Neighborhood is willing to accept their share of these special purpose housing developments subject to these proposed provisions.

■ **POLICY 6**

Provide incentives for "infill" low density residential development.

Discussion: There is a large amount of vacant land in the neighborhood which could be utilized for low density residential development. Infill development promotes efficient use of urban land, while preserving pastoral, relatively undeveloped characteristics of areas adjacent to the neighborhood.

■ **POLICY 7**

Allow "through lots" at least 50 feet in width to be split in half for single family residential use, if the resulting lot sizes are at least 6500 sq. ft. in area and provided that affected owners agree to sign a L.I.D. waiver for future street improvements.

Discussion: There are a number of these "through lots" (lots fronting on two parallel streets) located in the eastern portion of the neighborhood. To encourage development, lots should be allowed to be divide in half. This will help make these lots more economical to develop, since the burden of street paving costs will now be borne by two property owners. This policy concept will be included in the City's Subdivision Code, which is to be updated this year.

■ **POLICY 8**

Allow bonus densities for infill development, such as P.U.D.s, which maintain a low density residential

character or improve the image of the area.

Discussion: If a site is bound by other developments and/or streets, and has sewer and water available; a P.U.D. should be allowed even if the site is less than two acres. A special permit process should be utilized in these situations to ensure minimal project impacts. These projects should be similar in architectural style, site development, height, and bulk to adjacent low density residential developments.

■ **POLICY 9**

Encourage the use of Community Development funds to finance street paving, sidewalk installation and repair, home rehabilitation, and annual "cleanups."

Discussion: There are a number of unpaved streets in the neighborhood. Dust stirred up by passing cars adds to poor air quality, especially in the summer months. Paving of streets would cut down on the dust while improving the appearance of the area. High quality sidewalks provide safe pedestrian access to points of interest with the neighborhood. A survey of the area should be conducted to identify streets without sidewalks.

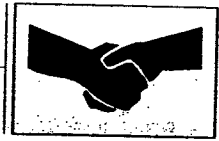
There are a few older homes in need of minor repairs and yard cleanup. These homes would benefit greatly from home rehab efforts and yearly clean-ups.

Objective 9a: Concentrate public rehabilitation efforts in the area east of Ray Street, between 25th and 33rd Avenues.

Discussion: This area is within the Community Development Neighborhood and is in the greatest need of these improvements.

Objective 9b: Identify and target other qualified areas for improvements outside of the Community Development neighborhood if monies become available.

Discussion: Other areas should be targeted along arterial streets and at significant neighborhood entrances, if additional sources of funding become available. Once areas are identified, a detailed survey will identify specific homes in need of repairs.



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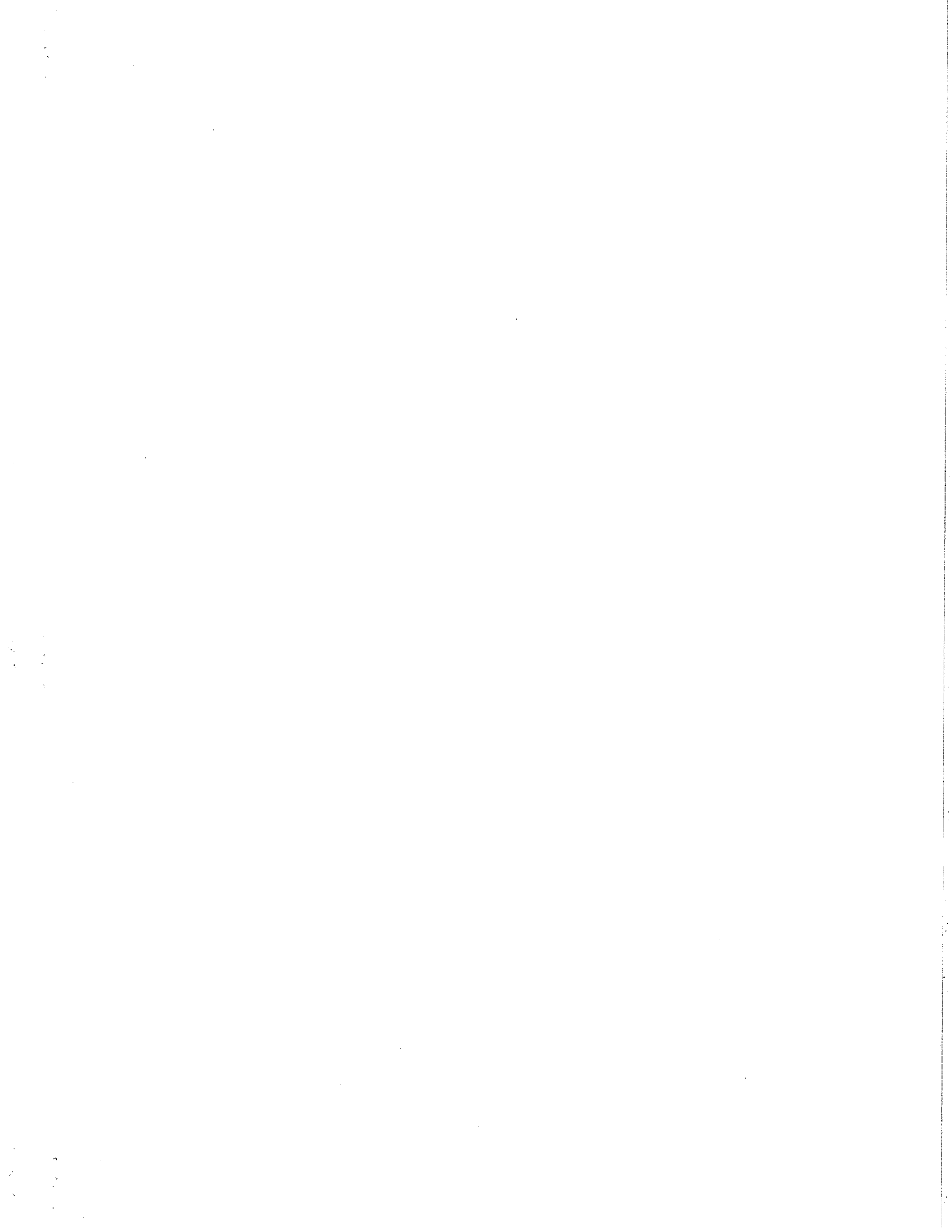
(* = resigned)

Adoption Dates:

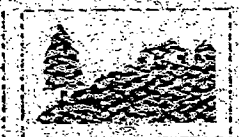
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LINCOLN HEIGHTS



SPECIFIC PLAN



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