

Workshop November 20, 2013

LINCOLN HEIGHTS DISTRICT CENTER

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City of Spokane Planning and Development



**City of Spokane
LINCOLN HEIGHTS
DISTRICT CENTER WORKSHOP**

AGENDA

November 20, 2013

ESD 101 Conference Room

- | | |
|---------------------|------------------------------------------------|
| 5:00 to 5:30 | Welcome |
| 5:30 to 6:00 | Short Presentation on Lincoln Heights |
| 6:00 to 7:00 | Visit stations, fill out questionnaires |
| 7:00 | Adjourn |

Thanks to partners: Lincoln Heights Neighborhood Council, South Hill Planning Coalition, STA

For information and project updates: www.spokaneplanning.org

Lincoln Heights District Center Workshops

What's ahead:

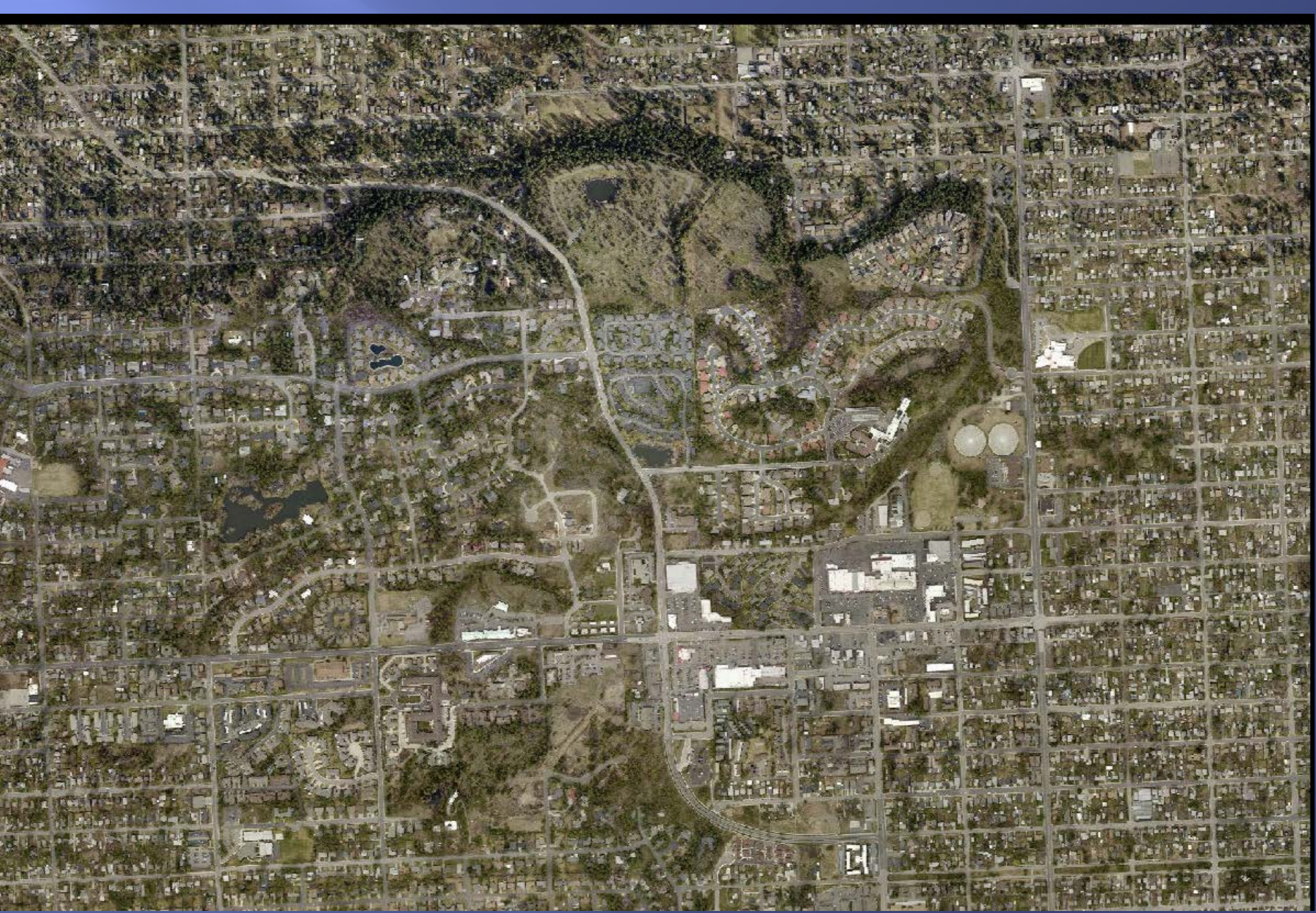
- Tonight's Workshop #1: Purpose is to gather information
- Workshop #2: Report back:
 - District Center Planning Alternatives
 - Context and development form
 - Land use alternatives
 - Transportation and infrastructure
- Workshop #3: Review of Recommended Alternative Concepts

NEIGHBORHOOD COUNCIL BOUNDARIES

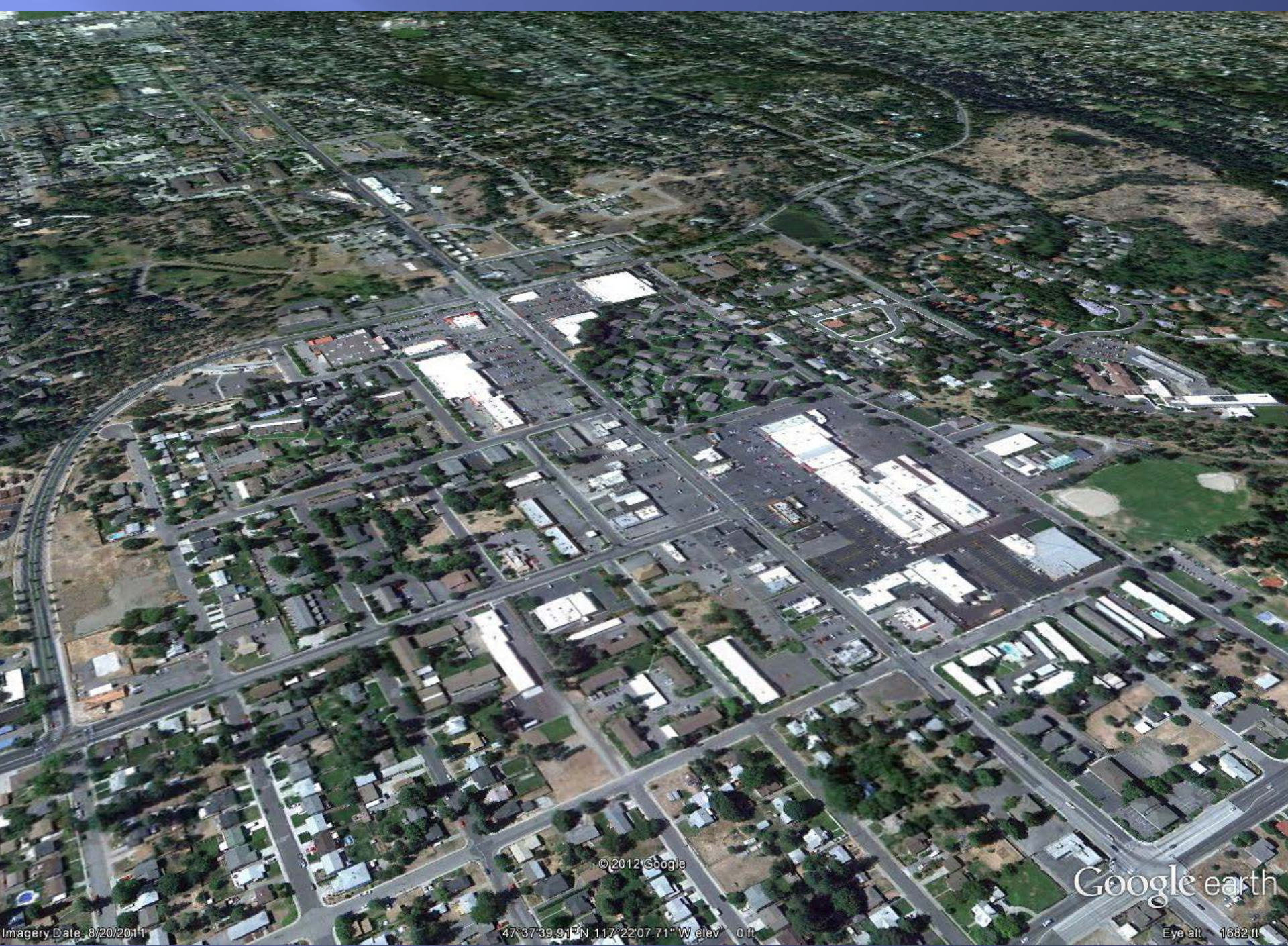




1958 Aerial Photograph



2012 Aerial Photograph



©2012 Google

Google earth

Imagery Date: 8/20/2011

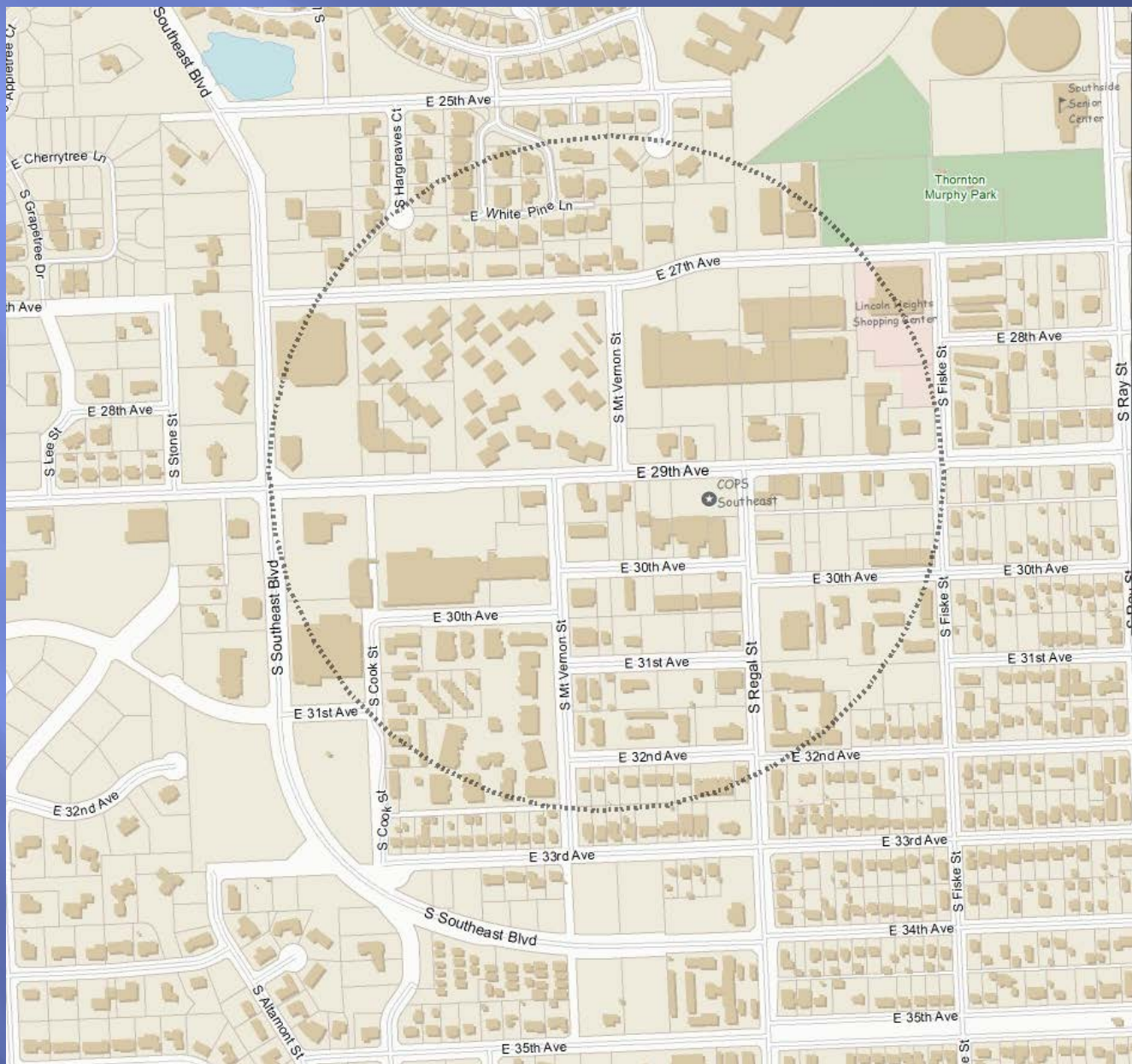
47°37'39.91" N 117°22'07.71" W elev 0 ft

Eye alt 1682 ft

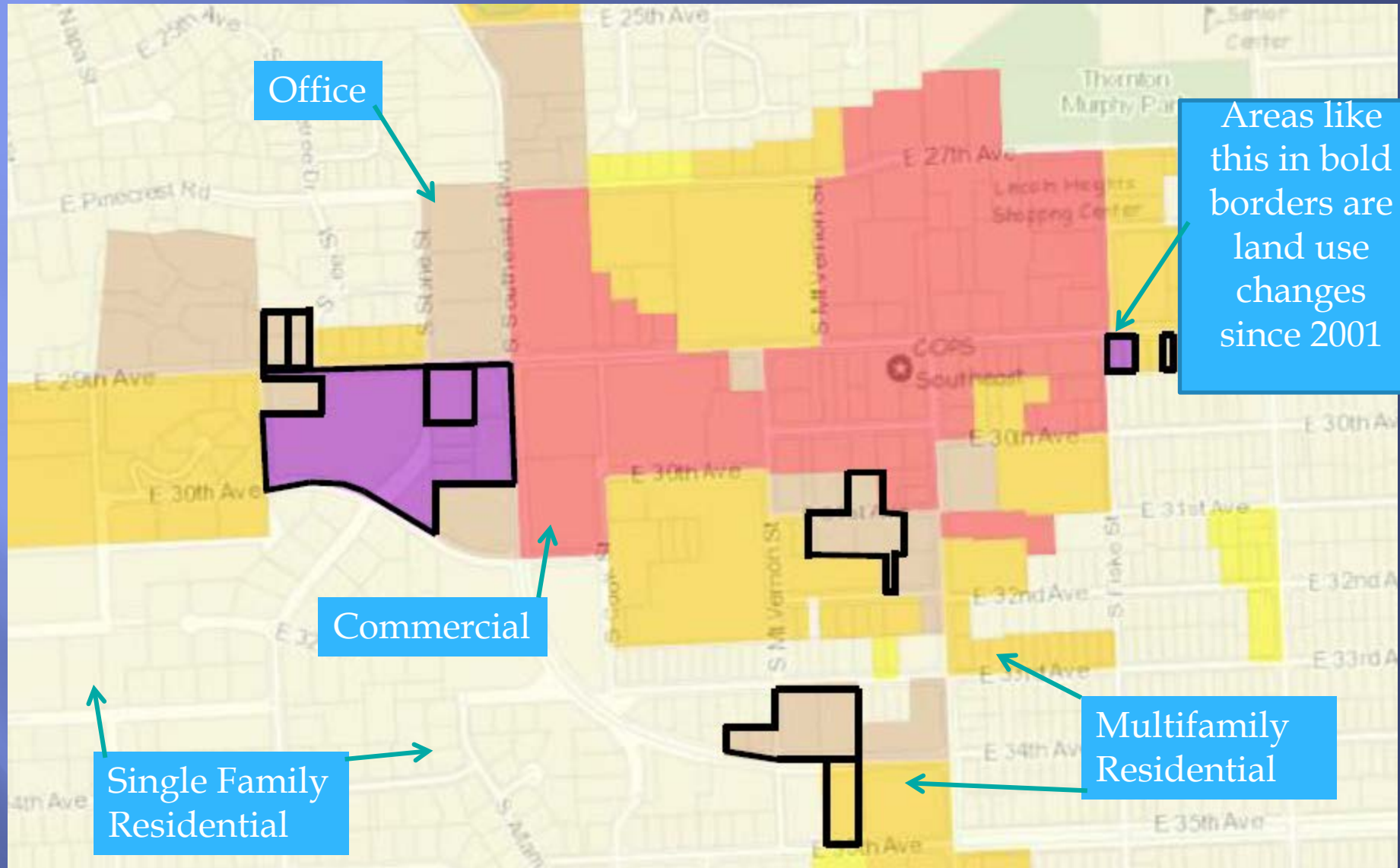
Land Use (Comprehensive
Plan Designations)

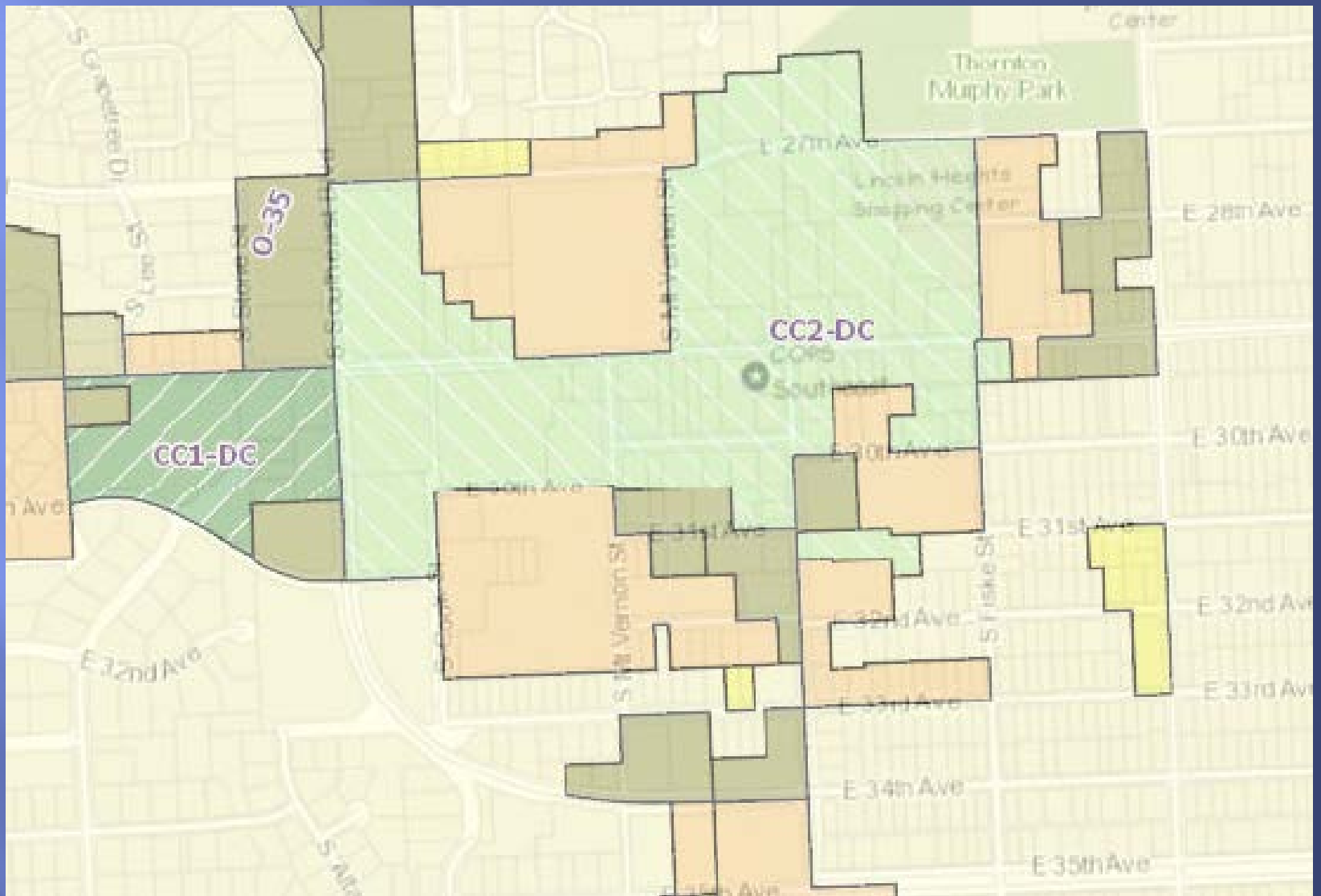
Land Use
Zoning
PUD Overlays

Zoning and Overlays
(PUD)



Conceptual District Center (from Comp Plan Map)
Approximately ½ mile in diameter





Current Zoning

See Spokane Municipal Code, Title 17C
for Permitted Uses and Existing Site Development Regulations



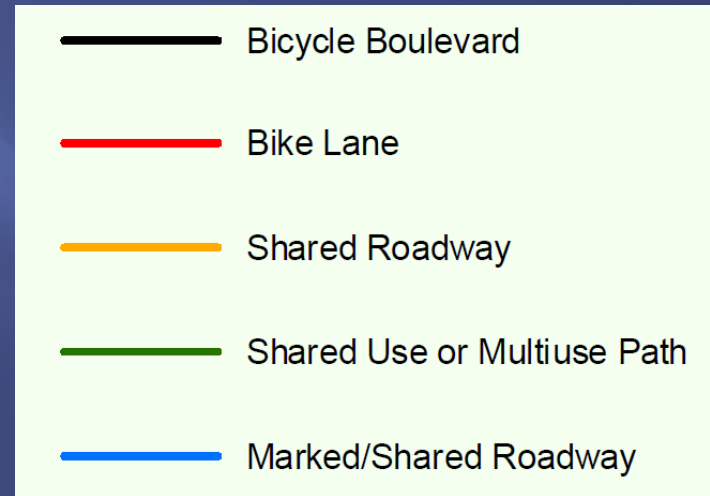
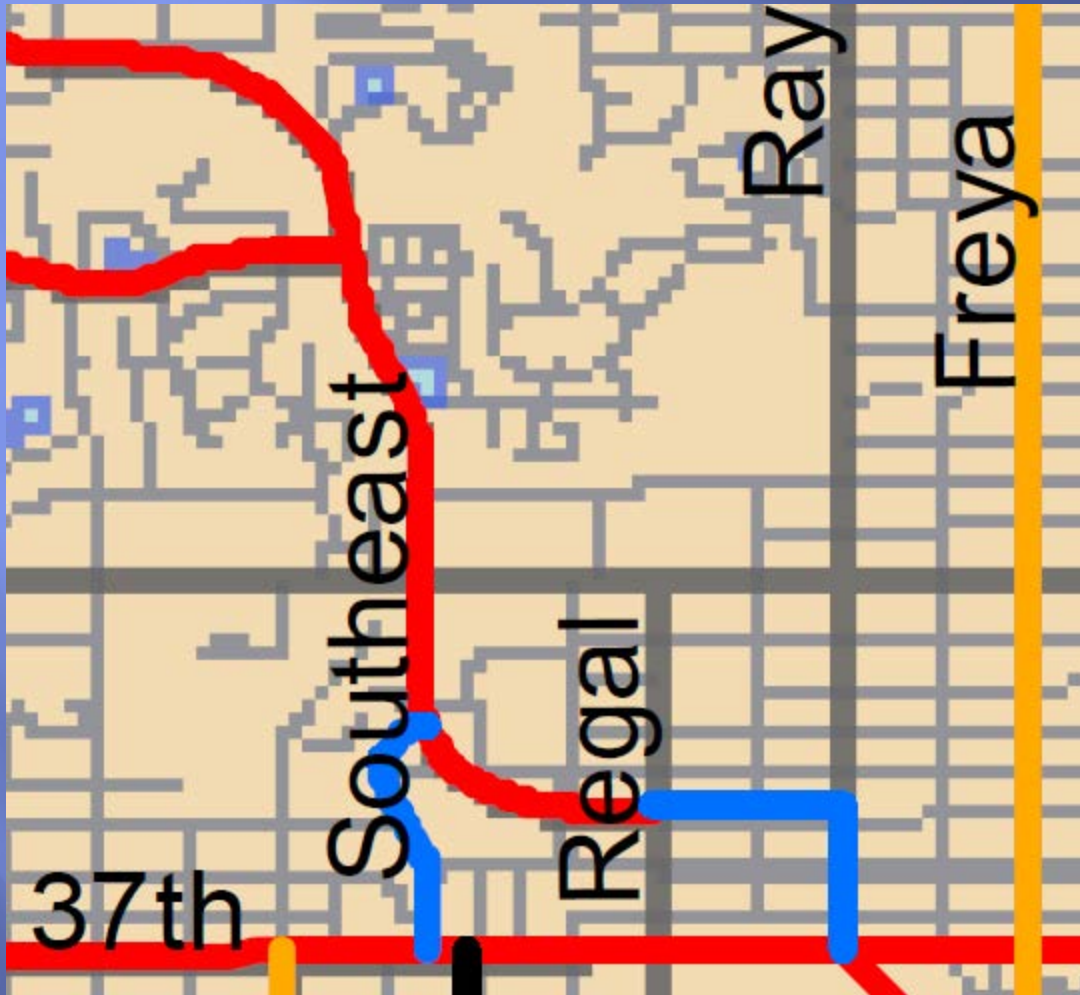
Planned Unit Development (PUD) Layer

Transportation

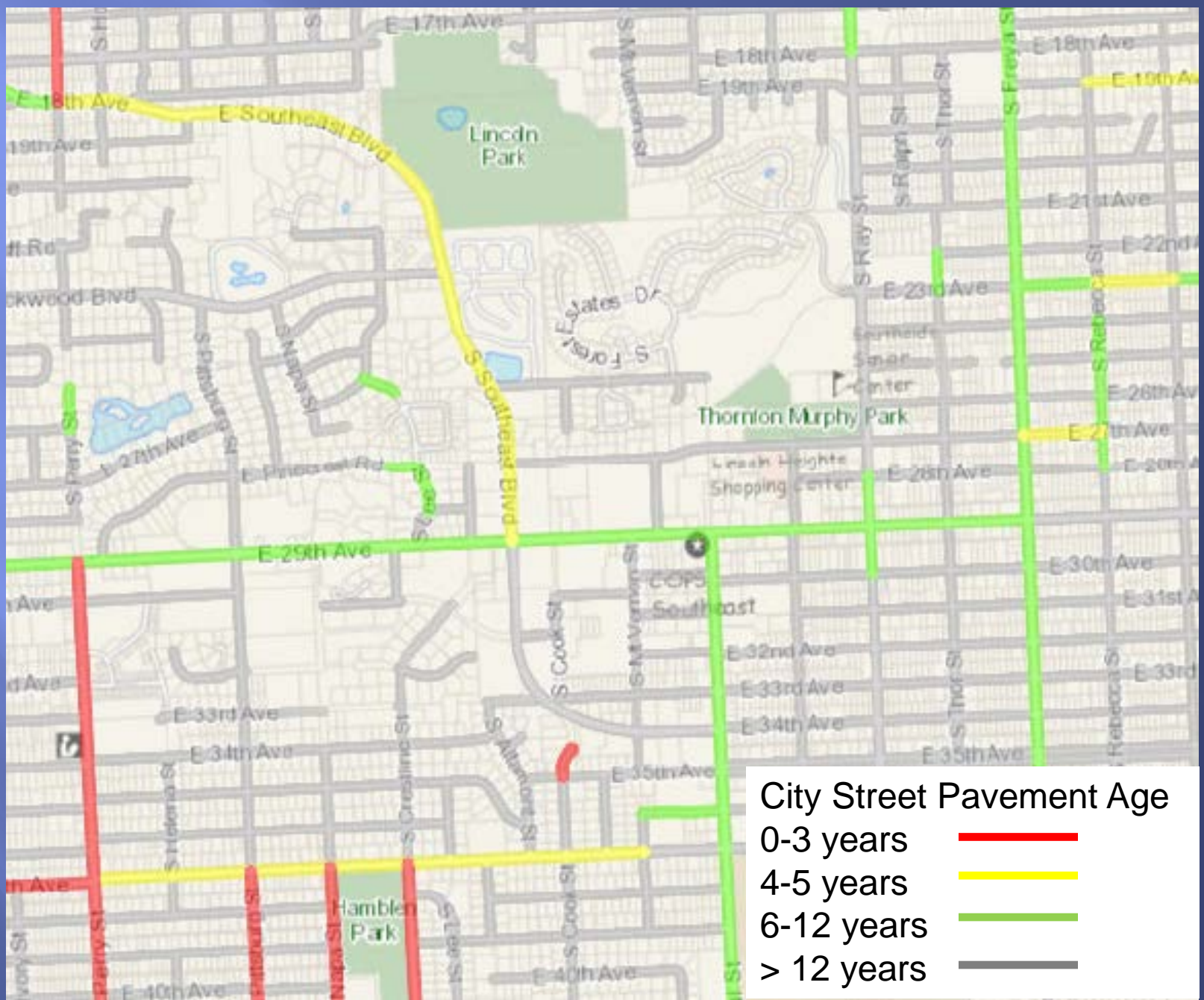
Traffic Flow
Bikeways
Pavement Age



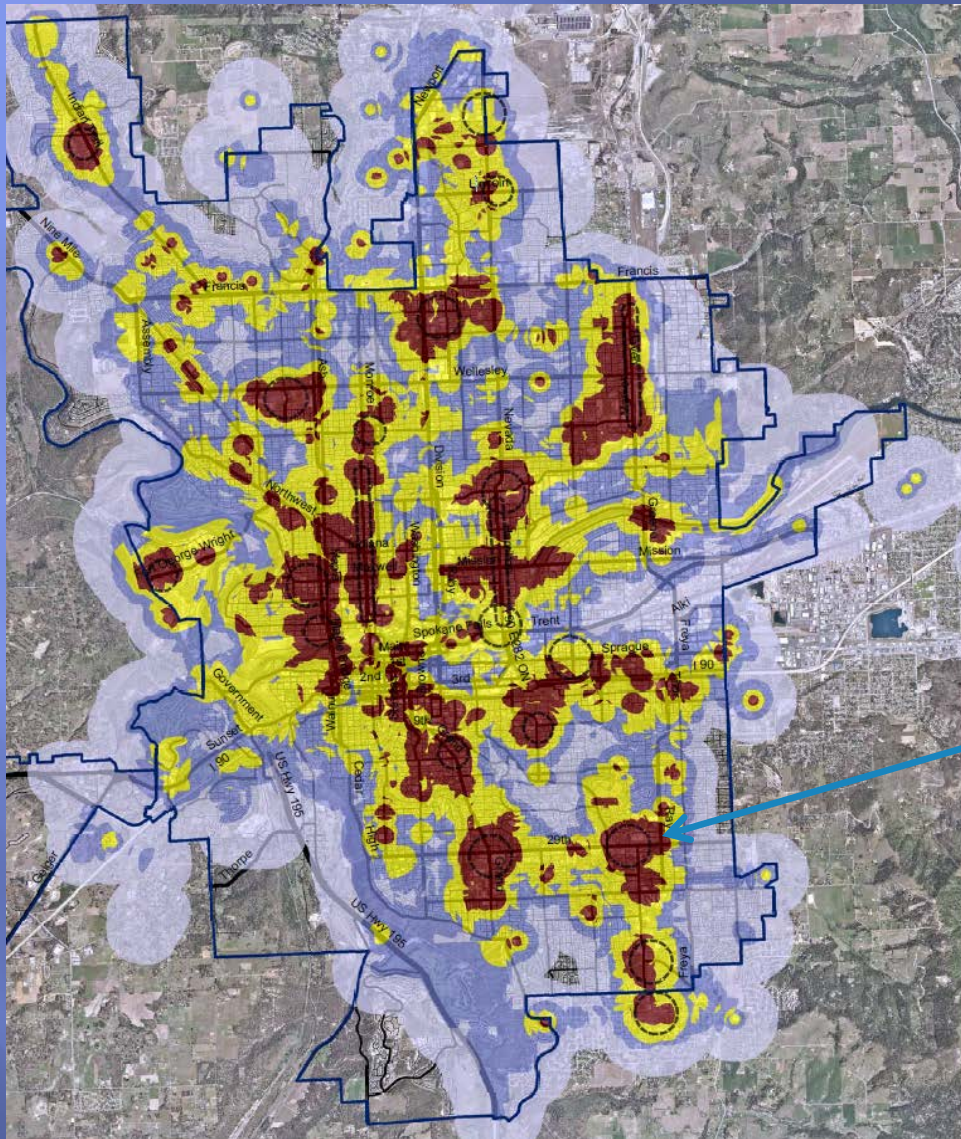
Traffic Flow - 2009-10 Average Weekday Traffic



Planned Bikeway Network



Pavement Age



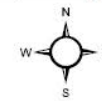
Pedestrian Priority Map

DRAFT

Legend

- Lowest Priority (30 Yrs Plus)
- Moderate Priority (20-30 Yrs)
- High Priority (10-20 Yrs)
- Highest Priority (7-10 Yrs)

Lincoln Heights



THIS IS NOT A LEGAL DOCUMENT:
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



STA System Map 2012 (excerpt)

Demographics

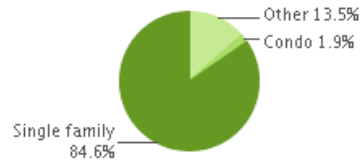
Zillow

Lincoln Heights Houses & Condos

🏠 For Sale (89) 🏡 Recently Sold (447)

This portion of the requested data has been

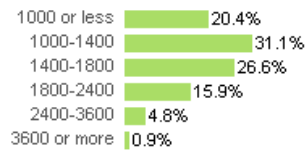
Home Type



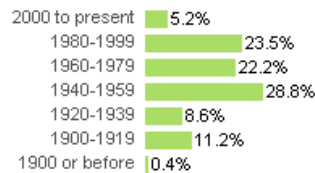
Owners vs. Renters



Home Size in Sq. Ft.



Year Built



Lincoln Heights Homes & Real Estate Data

	Lincoln Heights	Spokane	National
Owners:	62.9%	58.9%	66.3%
Renters:	37.1%	41.1%	33.7%
Median Home Size (Sq. Ft.):	1,384	1,251	--
Avg. Year Built:	1960	1949	--
Single-Family Homes:	84.6%	78.0%	--
Condos:	1.9%	3.2%	--
Property Tax:	\$1,708	\$1,620	\$3,025

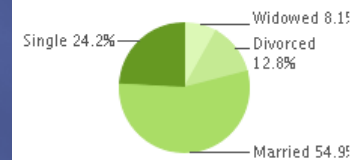
Lincoln Heights Demographics

Population: 14,156

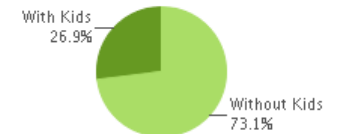
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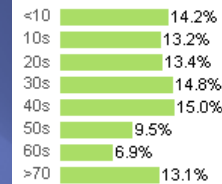
Relationship Status



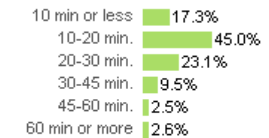
Homes With Kids



Age Distribution



Commute Time



Lincoln Heights People Data

	Lincoln Heights	Spokane	National
Median Household Income:	\$38,610	\$32,273	\$44,512
Single Males:	12.6%	15.2%	14.6%
Single Females:	11.5%	12.8%	12.5%
Median Age:	37	36	36
Homes With Kids:	26.9%	26.0%	31.4%
Average Household Size:	2.4	2.3	2.6
Average Commute Time (Minutes):	20	21	26

From Zillow.com (October 2012)

Issues



Aging Infrastructure

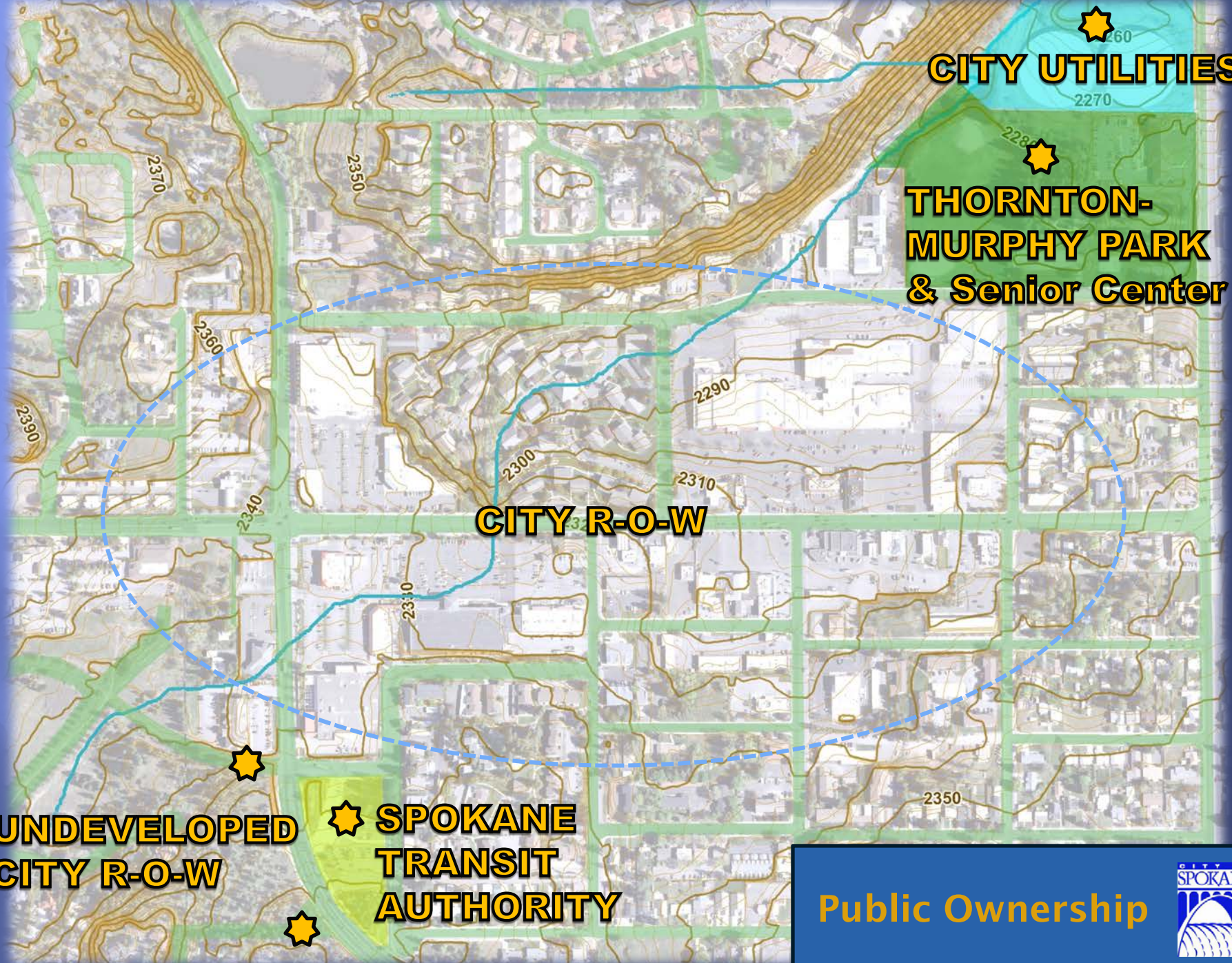


Dated Facades



Unfriendly & Unsafe
Pedestrian Environment

Opportunities



CITY UTILITIES

THORNTON-MURPHY PARK & Senior Center

CITY R-O-W

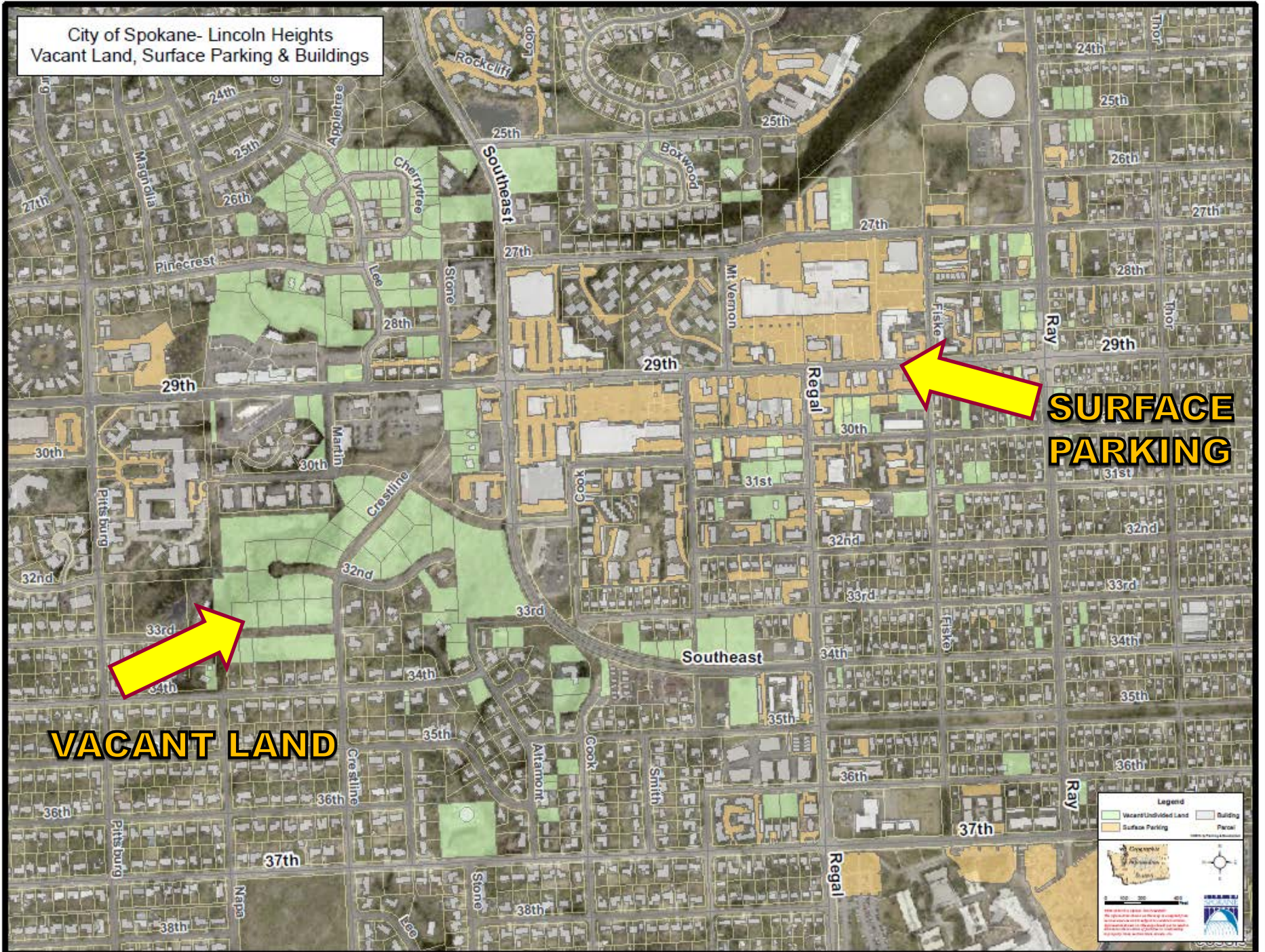
UNDEVELOPED CITY R-O-W

SPOKANE TRANSIT AUTHORITY

Public Ownership



City of Spokane- Lincoln Heights
Vacant Land, Surface Parking & Buildings



**SURFACE
PARKING**

VACANT LAND

Legend

- Vacant/Undivided Land
- Surface Parking
- Building
- Parcel

Scale: 0 100 200 400 Feet

City of Spokane
Lincoln Heights
Vacant Land, Surface Parking & Buildings

LANDOWNER 2
Retirement Housing

LANDOWNER 1
Safeway

LANDOWNER 3
Trader Joe's

LANDOWNER 4
Rosauers

LANDOWNER 5

LANDOWNER 6
Apartments



Examples

- **Major Anchors.** *Safeway, Rosauers, Trader Joe's and large specialty retail such as Petco and Hasting's Bookstore.*
- **A full range of local and national small retail, restaurants, and services.** *For example, Urban Canine, Baskin Robbins, Miller's Hardware, laundry, car wash, tire store, and banks.*
- **Creative Adaptive Reuse.** *Maggie's South Hill Grill, 27 Public House.*
- **Park & Senior Center, STA South Hill Park and Ride**
- **Medical Offices.** *Physicians, dentists, opticians, physical therapists and veterinarians.*

Considerations for Lincoln Heights

- A desirable place to live and work, with retail and entertainment in a highly attractive South Hill neighborhood destination.
- A multimodal, pedestrian friendly area with mixed-use development.
- A sense of place taking advantage of surrounding natural features and topography along with design and development standards.
- A model for redevelopment of other centers in Spokane.
- A neighborhood taking its place with other vibrant Spokane Neighborhoods.

Spokane : A city near nature unequalled for living, working, learning, and leisure.



Opportunities - Mixed Use Development



For information and project updates visit:

www.spokaneplanning.org

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Thank you