Spokane Centers and Corridors Center Evaluation Study

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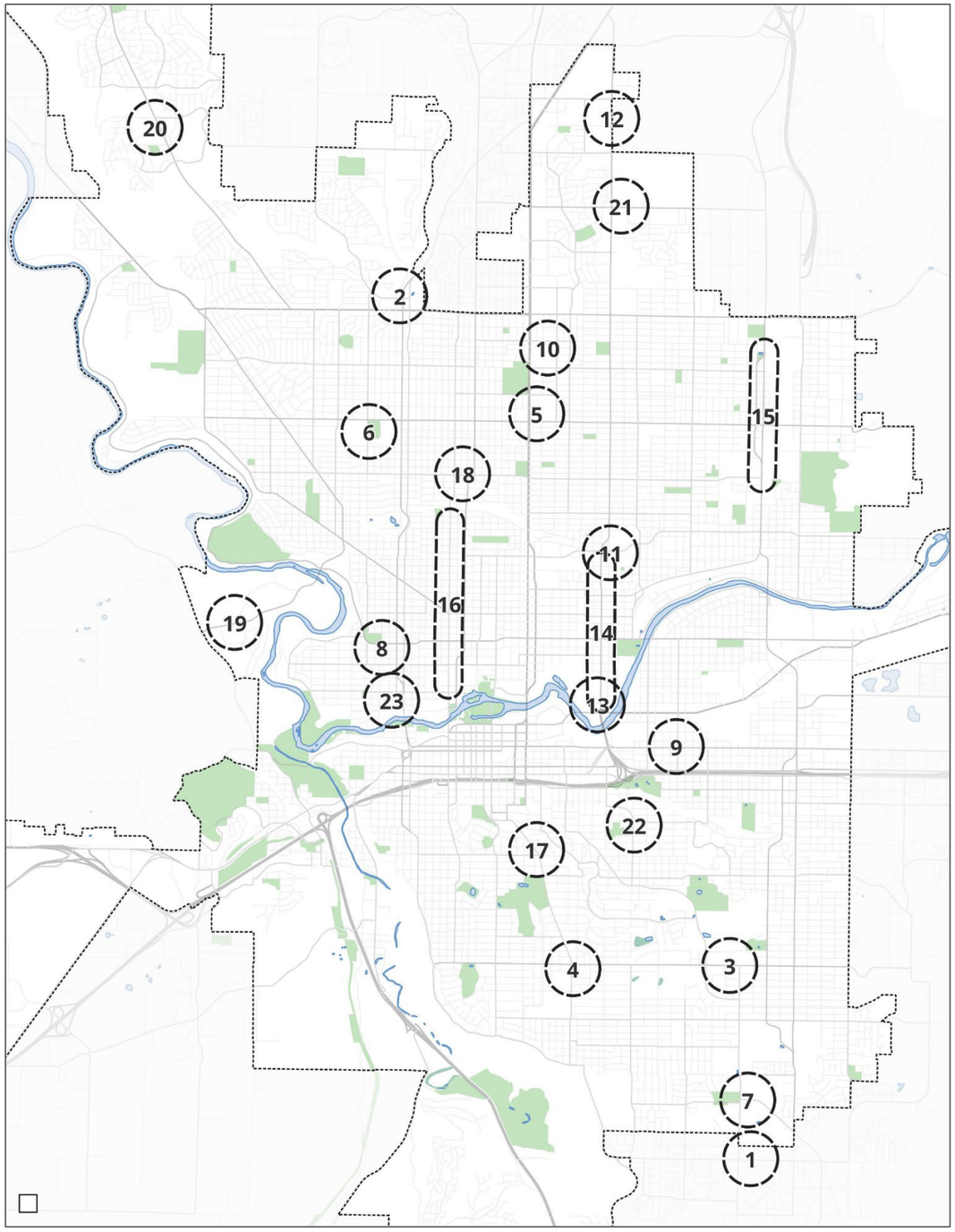
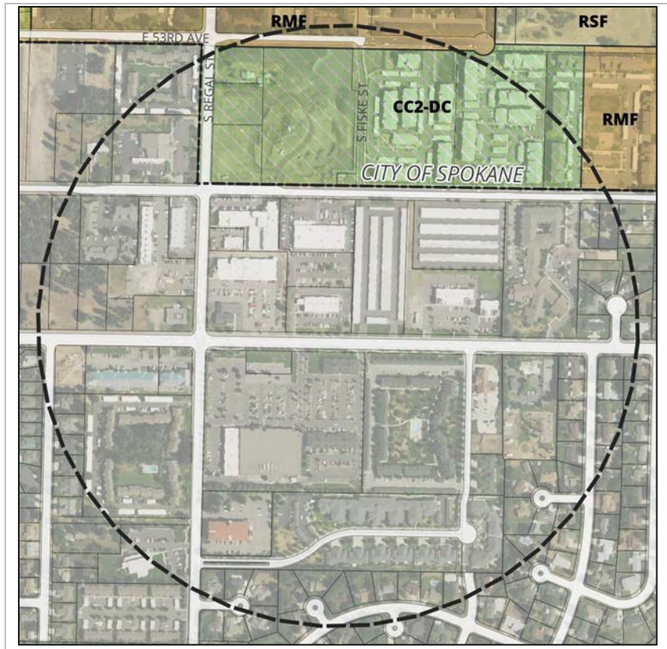
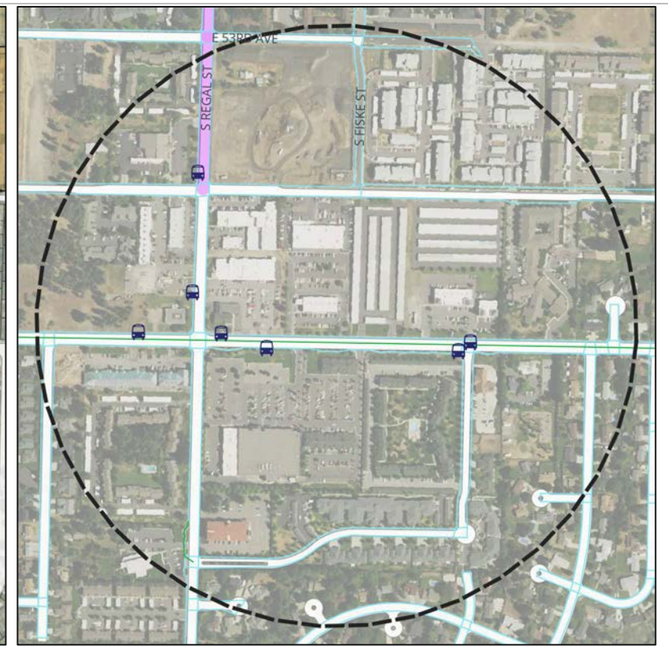


1. 57th and Regal – District Center





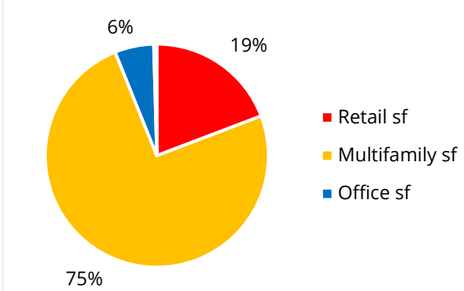
Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

Image source 1-2: Google maps © 2023 Google.

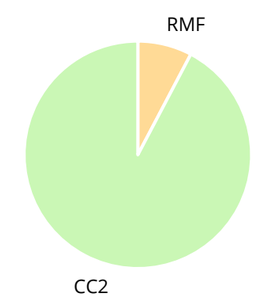
Description:
Sprawling area mostly south of city limits. New multifamily development along side commercial/flex uses and self-storage. Doesn't function as an identifiable "center".

Households	16.0 per acre
Development era	Average year built: 1997.
Primary street	57th Ave
Traffic / width	Three lanes
Transit	Route 4, four buses per hour; Route 144, four buses per hour
Walking conditions	Extremely poor connectivity with few crossings of arterials
Pedestrian streets	None.
Parks nearby	Southeast Sports Complex at Southgate center
Public schools nearby	Mullan Road Elementary, 1 mile away; Carla O. Peperzak Middle School, 1 mile away
Retail mix	Safeway, strip malls, some page retail. Highly auto-oriented.
Residential mix	Mostly apartments and duplexes.
Employment mix	Some automotive businesses, small offices and medical services.
Major landowners	5 LLCs within City boundaries – apartment developers

Existing Development Mix (sf)*



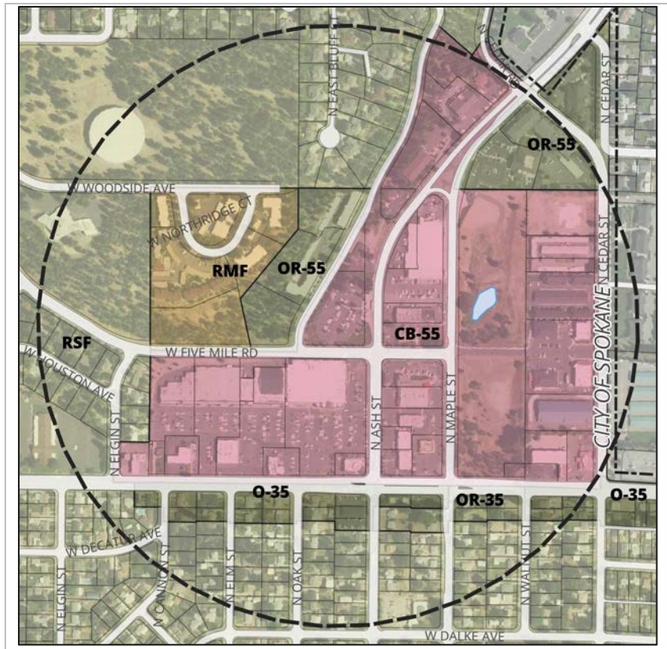
Zoning Mix**

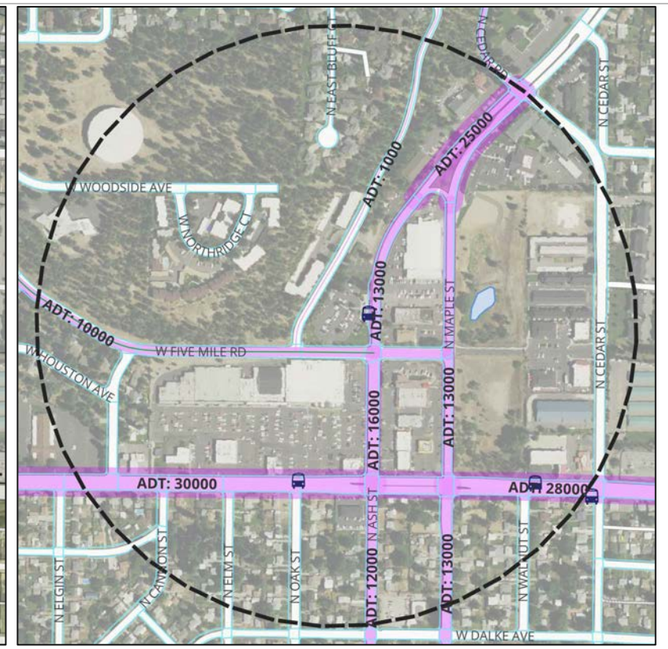


*Does not include single-family residential development. **Zoning does not include areas outside Spokane city limits.

Average land value:	$5.26 per sf
Recent development (since 2003):	Multifamily: 400,000 sf
	Office: 48,165 sf
	Retail: 25,175 sf

2. Five Mile – District Center





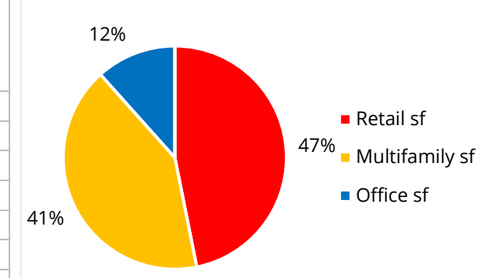
Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

Image source 1-2: Google maps © 2023 Google.

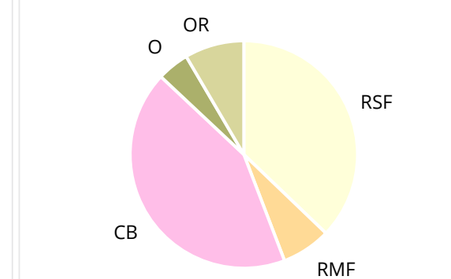
Description: Post-war suburban style shopping center. Mix of stores and restaurants with some multifamily, surrounded by low-density residential. Vacant stormwater management areas create gap in urban fabric. Auto-oriented buildings and difficult to cross arterial make walking challenging.

Households	4.9 per acre
Development era	Post-war. Average year built: 1979.
Primary street	W Francis Ave
Traffic / width	28,000-30,000 ADT / five lanes
Transit	Route 4, four buses per hour; Route 35, two buses per hour
Walking conditions	Moderate
Pedestrian streets	None
Parks nearby	Loma Vista Park (5.7 acres) ½ mile to southwest.
Public schools nearby	Ridgeview Elementary to south, Linwood Elementary to northeast. Salk Middle School to west.
Retail mix	Supermarket, JOANN Fabrics, strip mall and pad retail mix
Residential mix	Some multifamily on hill slope takes advantage of the view. Mostly SFR.
Employment mix	Retail-oriented.
Major landowners	City of Spokane, 5-Mile Investment Company, Spokane Transit Authority, Rock of Ages

Existing Development Mix (sf)*



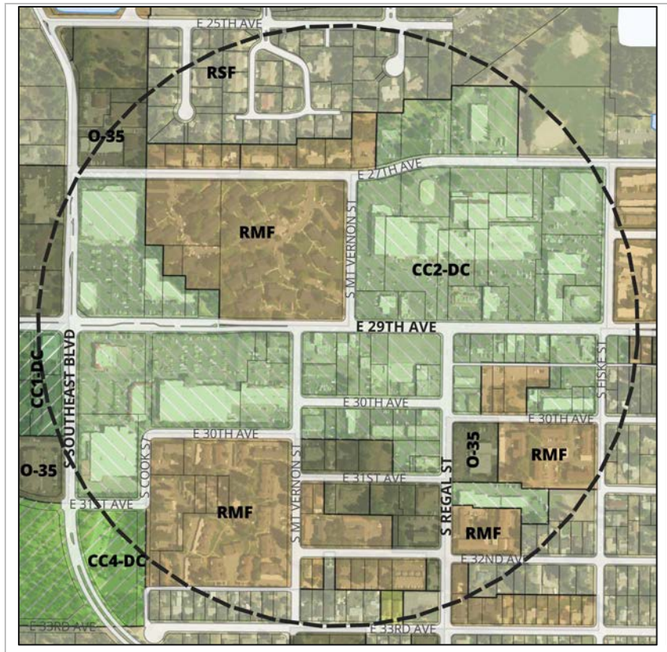
Zoning Mix

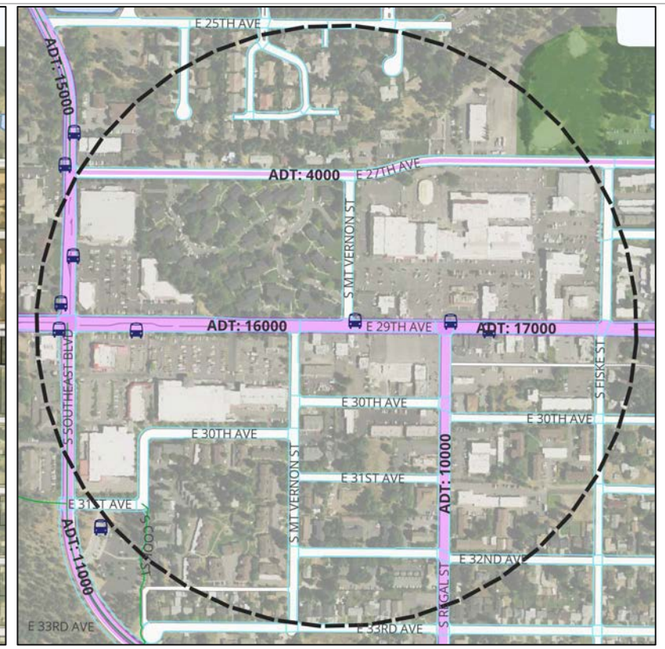


*Does not include single-family residential development

Average land value:	$4.12 per sf
Recent development (since 2003):	Multifamily: 99,552 sf
	Retail: 41,791 sf

3. Lincoln Heights – District Center



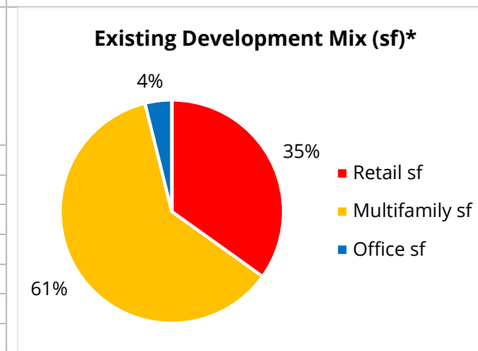


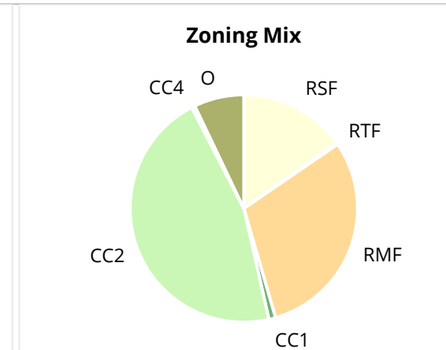
Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

Image source 1-4: MAKERS.

Description: Functional district center with opportunities for redevelopment. Strong retail presence, with good amenities and transit service. Hodgepodge of moderate-intensity zoning. Pedestrian connectivity is somewhat limited.

Households	8.4 per acre
Development era	Post-war. Average year built: 1980.
Primary street	E 29th Ave
Traffic / width	16,000-17,000 ADT / four lanes
Transit	Route 34, two buses per hour; Route 43, two buses per hour; Route 45, four buses per hour
Walking conditions	Moderate: shopping centers, topography, and arterials interrupt connectivity.
Pedestrian streets	None.
Parks nearby	Thornton Murphy Park, 8 acres, northeast corner of center
Public schools nearby	Lincoln Heights Elementary, 1 mile away; Adams Elementary, 1 mile away
Retail mix	Mix of large stores (Trader Joe's, Petco, Goodwill, supermarkets), strip malls, and pad retail/dining.
Residential mix	Multifamily complexes throughout. No mixed-use development. Single-family to south/east/north.
Employment mix	Primarily retail. Note: large church located on the northside of shopping center.
Major landowners	Vandevert Development, Stanek Enterprise Inc, BE Rosauers Plaza LLC, Douglass Family, Greenstone

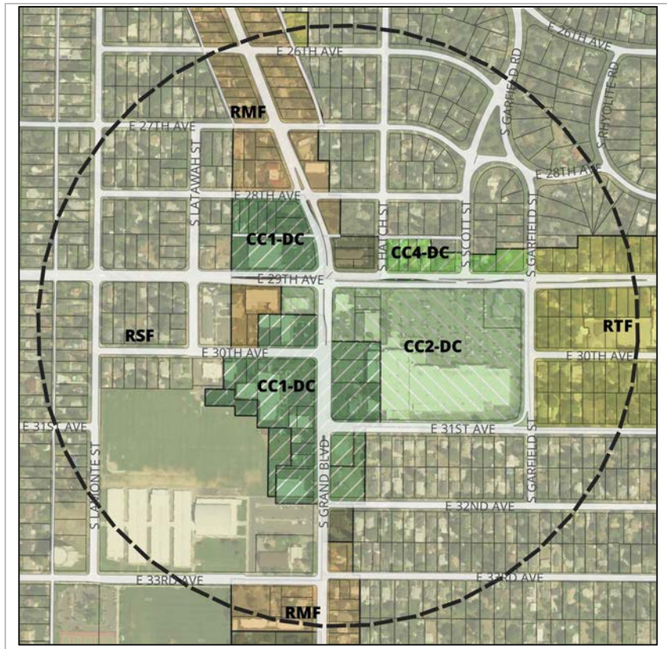


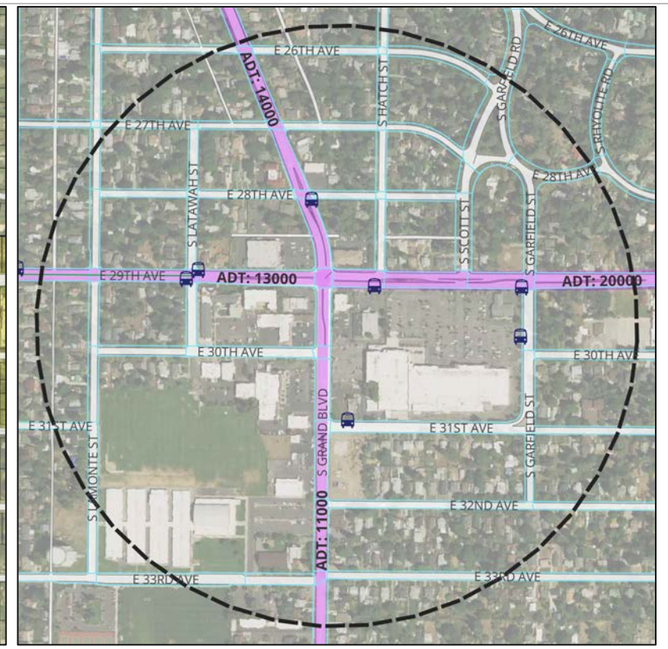


*Does not include single-family residential development

Average land value:	$8.27 per sf
Recent development (since 2003):	Multifamily: 21,014 sf
	Retail: 10,150 sf

4. Manito Shopping Center – District Center





Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
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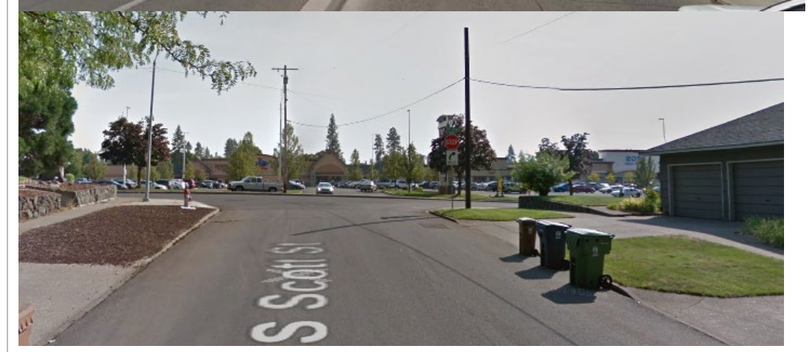
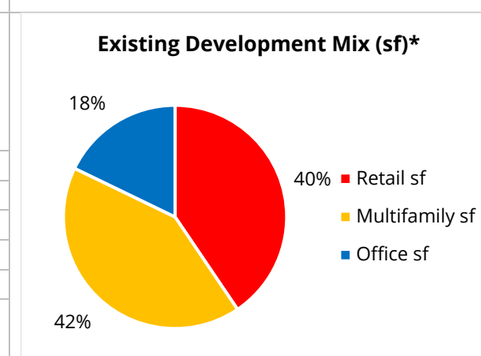
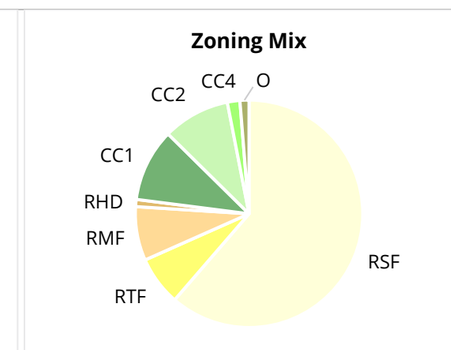


Image source 1-2: Google maps © 2023 Google.

Description: Post-War shopping center with some older commercial buildings surrounded by low-density residential. Arterials are very wide despite modest traffic volumes. These plus auto-oriented building design detract from walkability.

Households	5.3 per acre
Development era	Post-war. Average year built: 1967.
Primary street	E 29th Ave
Traffic / width	13,000-20,000 ADT / five lanes
Transit	Route 4, four buses per hour; Route 144, two buses per hour during week day peak hours
Walking conditions	Moderate: Middle school and shopping center interrupt connectivity; Grand Blvd and 29th Ave are barriers. No designated pedestrian streets.
Parks nearby	Manito Park, 90 acres, .75 mile northwest of center. Hart Field school sports complex to south.
Public schools nearby	Sacajawea Middle School, Hutton Elementary, .75 mile away; Jefferson Elementary, 1 mile away
Retail mix	Shopping center with Ross, supermarket. Restaurants and some services around intersection.
Residential mix	Mostly single-family with some apartments on arterials.
Employment mix	Middle school,
Major landowners	Spokane Public Schools; shopping center has out of state ownership

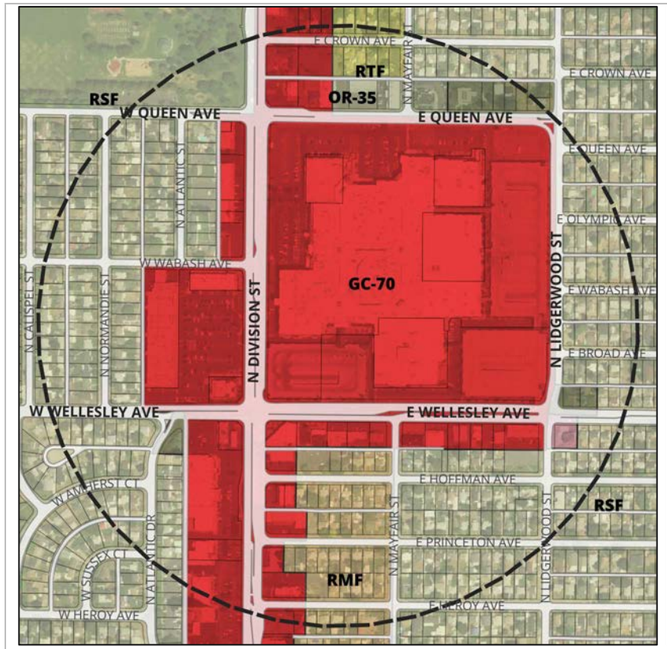


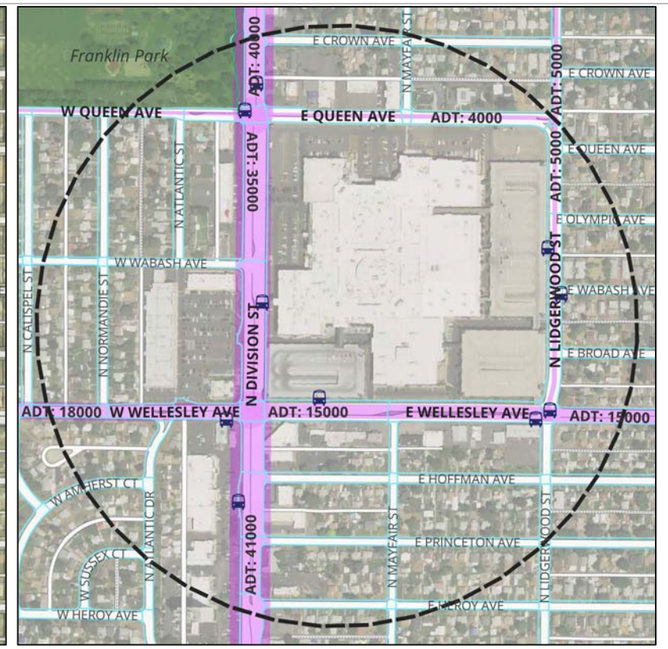


*Does not include single-family residential development

Average land value:	$7.81 per sf
Recent development (since 2003):	Retail: 10,150 sf
	Office: 6,589 sf

5. North Town – District Center





Center and Corridor
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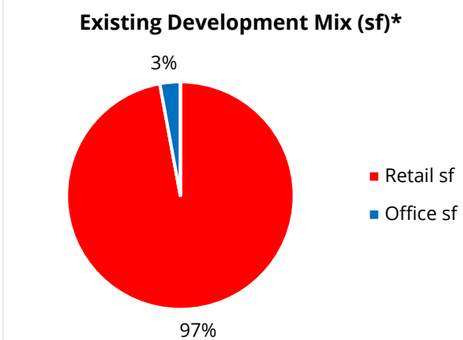
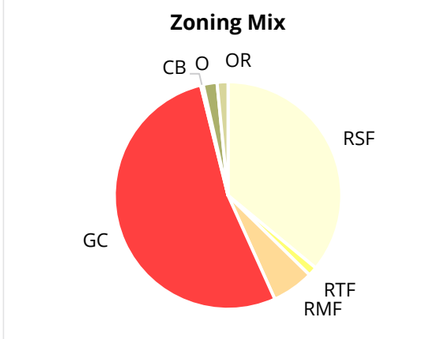
Image source 1-4: MAKERS.

Description: Center anchored by large post-war shopping mall on Division St. Low-density residential surrounding – no multifamily development in the ¼ mile area. Good transit service and street connectivity in nearby residential blocks. Mall is totally inward-oriented, with unattractive exterior walls and large parking structures at the corners and rear. Heavy traffic on Division and Wellesley Ave.

Households	3.9 per acre
Development era	Average year built: 1971.
Primary street	N Division St
Traffic / width	40,000 ADT / eight lanes
Transit	Route 25, four buses per hour; Route 33, four buses per hour
Walking conditions	Moderate. Good sidewalk coverage and street connectivity in surrounding residential blocks.
Pedestrian streets	None
Parks nearby	Franklin Park (43.5 acres)
Public schools nearby	Francis Willard Elementary, Madison Elementary, and Lidgerwood elementary. ½ mile to southwest, northwest, and north, respectively.
Retail mix	Large shopping mall with moderate activity. Many nearby stores, some restaurants.
Residential mix	Single-family houses. No multifamily.
Employment mix	Retail-oriented. North Town Office Tower immediately south of the center.
Major landowners	North Town Mall. Northtown Plaza (to the west) managed by Stejer Development

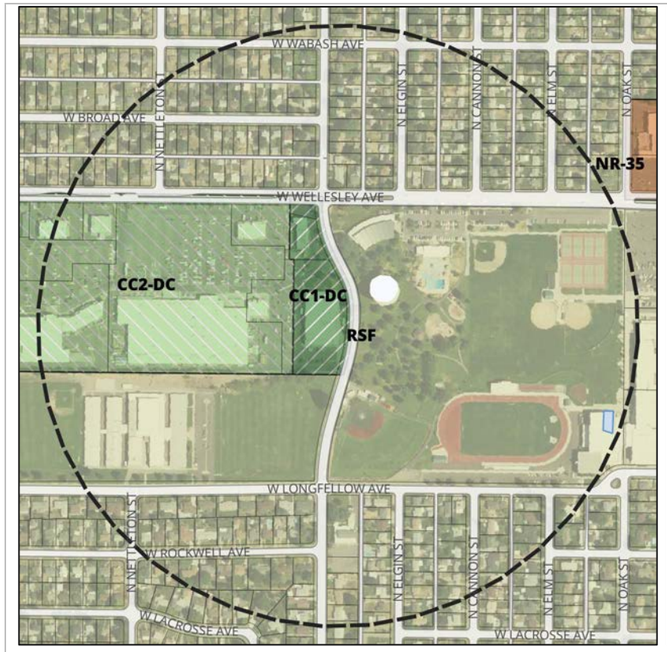




*Does not include single-family residential development

Average land value:	$9.95 per sf
Recent development (since 2003):	Retail: 71,534 sf

6. Shadle - District Center



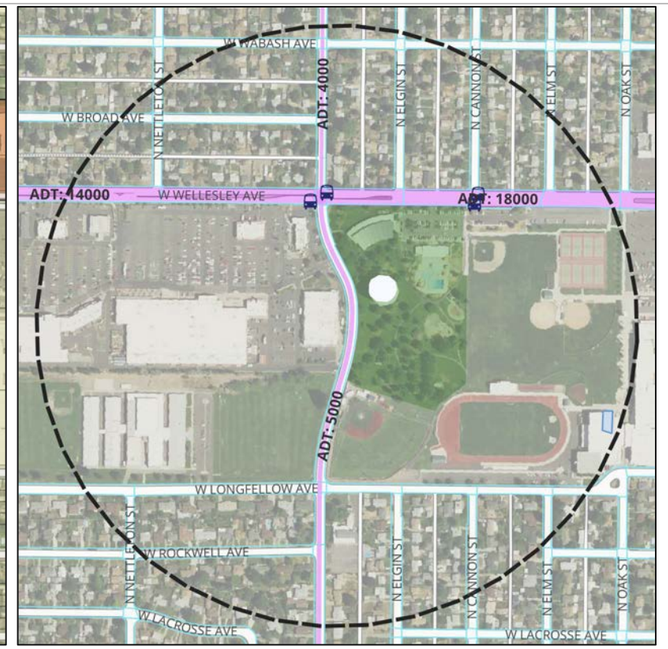


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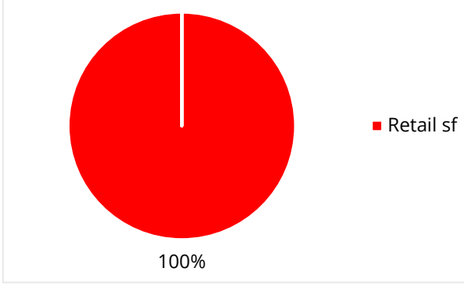
Image source 1-3: MAKERS.

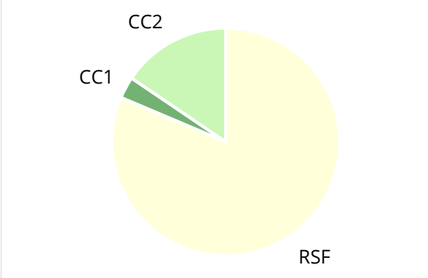
Description: District Center – with mostly CC2-DC zoning. Standard suburban shopping center, but single family uses across the arterial facing the shopping centers. Large park and institutional uses on east and south sides of center. SCJ led a subarea plan for center in 2019.

Households	3.0 per acre
Development era	Average year built: 1984*
Primary street	W Wellesley Ave
Traffic / width	14,000-18,000 ADT / five lanes
Transit	Route 33, four buses per hour
Walking conditions	Moderate: good connectivity and sidewalks, but auto-oriented development in the center blocks and repels pedestrians. No designated pedestrian streets.
Parks nearby	Shadle Park, (40 acres)
Public schools nearby	Glover Middle School and Shadle Park High School
Retail mix	Shopping center with Walmart and Safeway plus pad retail.
Residential mix	Single-family detached north, south, east, and west.
Employment mix	Education cluster, with schools plus library branch.
Major landowners	P2J2 Shadle Associates, City of Spokane, Spokane School District 8

Existing Development Mix (sf)*



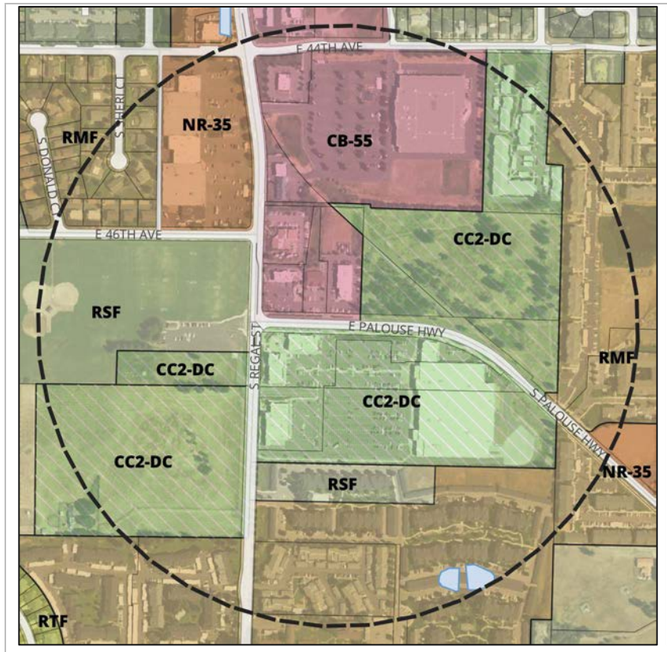
Zoning Mix

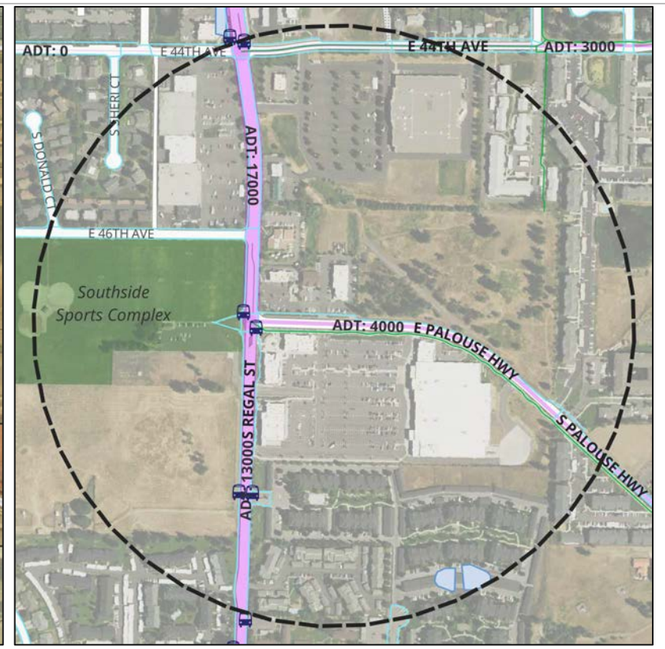


*Does not include single-family residential development

Average land value:	$5.06 per sf
Recent development (since 2003):	N/A

7. Southgate – District Center





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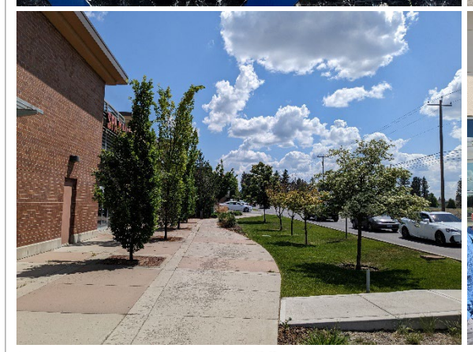
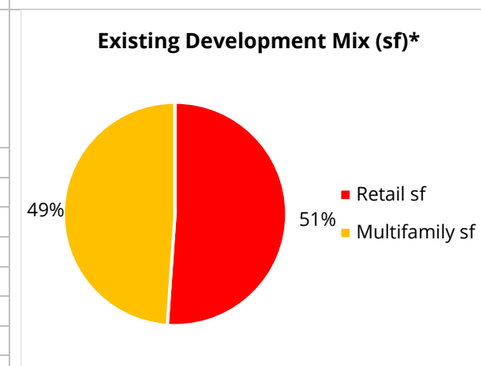
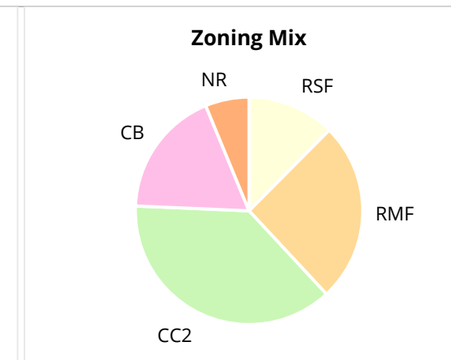


Image source 1-4: MAKERS.

Description: Contemporary suburban style shopping center with nearby apartments, park, share-use path, and transit service. Widely spaced streets make it difficult to access adjacent uses on foot, however. Several greenfield sites with CC2-DC zoning.

Households	20.6 per acre
Development era	Contemporary. Average year built*: 1997.
Primary street	S Regal St
Traffic / width	13,000-17,000 ADT / three lanes
Transit	Route 4, four buses per hour
Walking conditions	Poor due to lack of connectivity. Good destination density and shared-use path.
Pedestrian streets	None
Parks nearby	Southeast Sports Complex (17 acres)
Public schools nearby	Ferris High School to the north
Retail mix	Target, Rite Air, PetSmart, CVS, pad retail and restaurants. Vacant ShopKo at E 44th Ave.
Residential mix	Several walkup apartment complexes and newer multiplex housing
Employment mix	Primarily retail, some automotive, medical, and office uses.
Major landowners	Triathalon Broadcasting, Radio Park LLC, the Little Maverick, SHS Building LLC

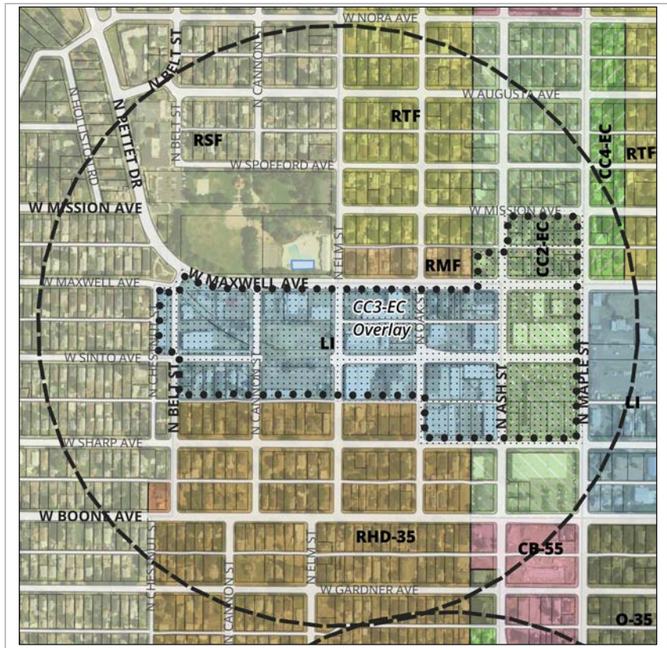




*Does not include single-family residential development

Average land value:	$5.78 per sf
Recent development (since 2003):	Multifamily: 333,000 sf
	Retail: 178,947 sf

8. Cannon & Maxwell – Employment Center



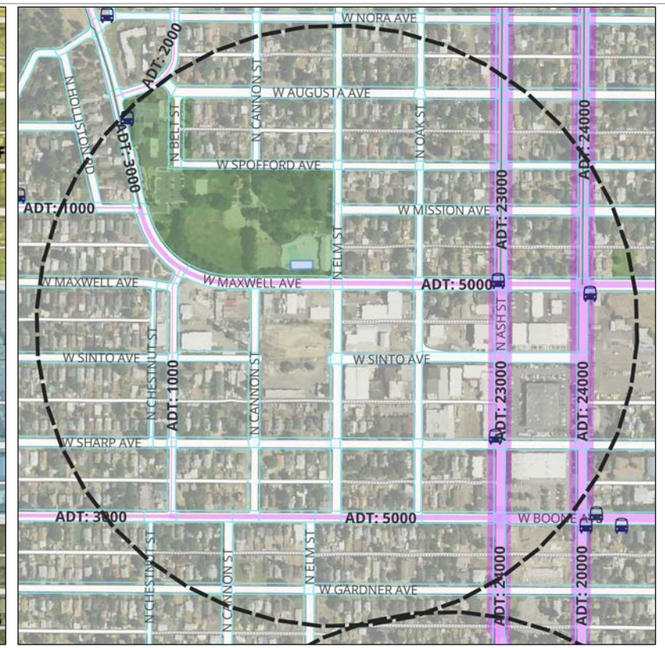
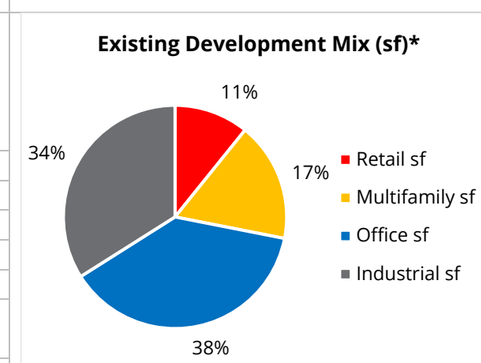
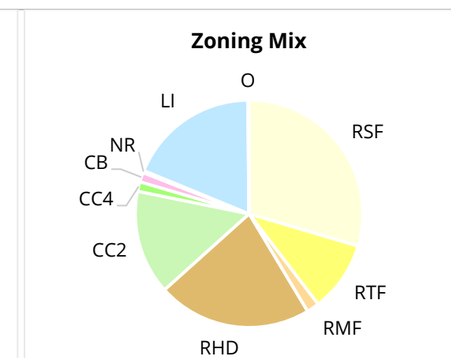


Image source 1-2: MAKERS. 3: Google maps © 2023 Google.

Description: Employment Center containing legacy Light Industrial (LI) zoning and a CC3-EC overlay (which allows legacy uses to continue/expand while offering an option for pedestrian-oriented redevelopment – none of which has happened so far). The surrounding area is largely characterized by older single family homes. Cannon Playground and Aquatic Center lie just northeast of the center. Some legacy main-street-style buildings and services on Ash St and Maple St.

Households	6.1 per acre
Development era	Pre-war. Average year built: 1949*
Primary street	N Ash St
Traffic / width	23,000-24,000 ADT / three lanes
Transit	Route 22, two buses per hour; Route 23, two buses per hour
Walking conditions	Good, though crossings of Maxwell are somewhat limited. No designated pedestrian streets.
Parks nearby	A.M. Cannon Park (8 acres) in the middle of center
Public schools nearby	Holmes Elementary ½ mile to west.
Retail mix	Some retail on Ash/Maple streets
Residential mix	Mostly single-family, with some apartments and middle housing near the industrial area.
Employment mix	Several small commercial/industrial businesses. DSHS and Girl Scouts offices.
Major landowners	

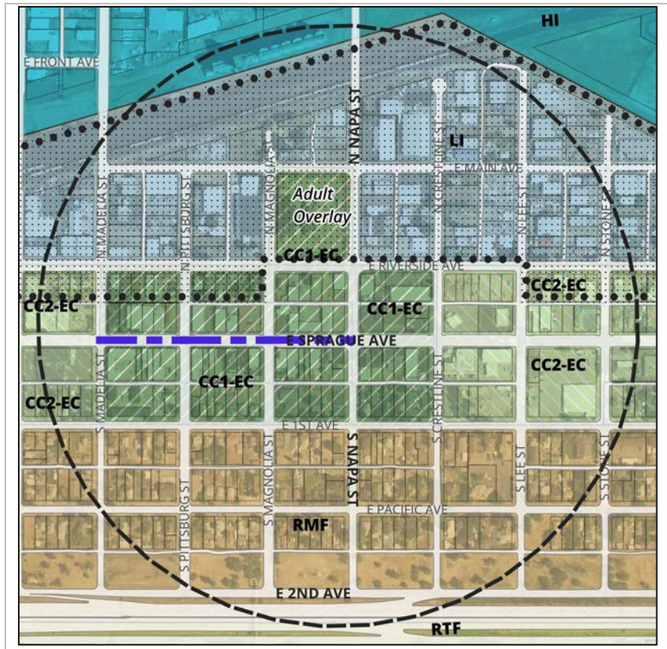


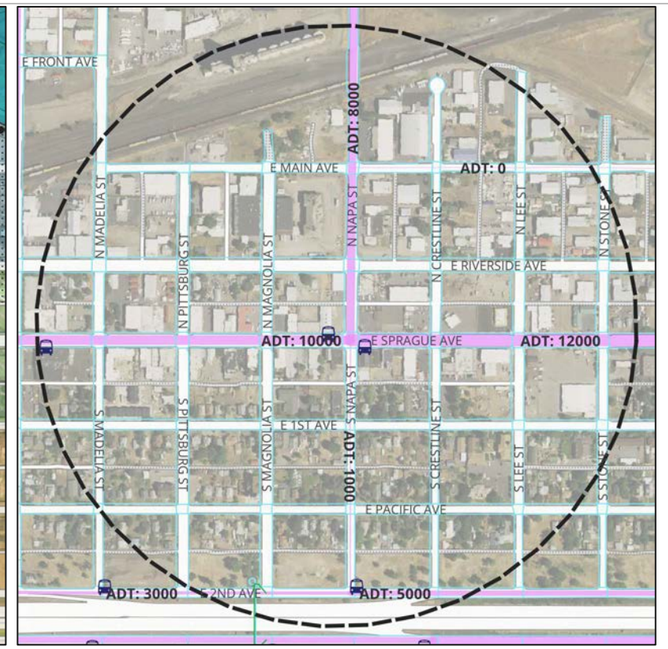


*Does not include single-family residential development

Average land value:	$4.59 per sf
Recent development (since 2003):	Multifamily: 25,000 sf
	Other: 10,520 sf

9. East Sprague – Employment Center



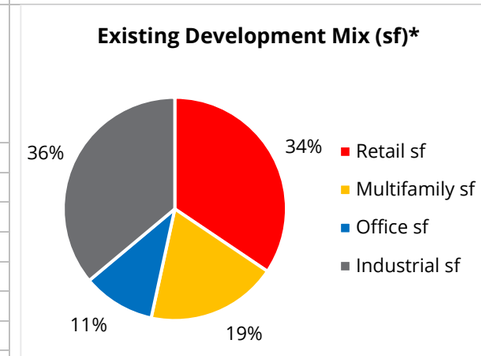


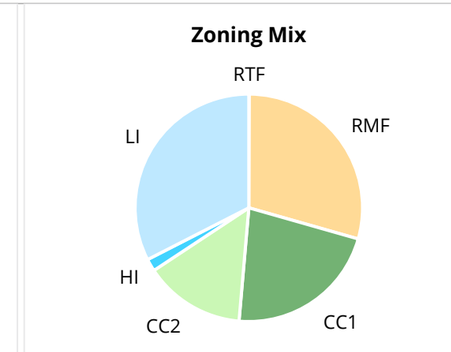
Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

Image source 1-3: MAKERS. 4: Google maps © 2023 Google.

Description: Classic pre-war main-street with industrial/commercial uses to the north and low-intensity residential uses to the south, adjacent to I-90 ROW. Corridor-like structure: CC zoning runs 18 blocks – see next page for maps. Lively business district on E Sprague Ave. Degraded roads and housing stock to the south, with negative impacts of freeway noise, air pollution, and interrupted street connectivity.

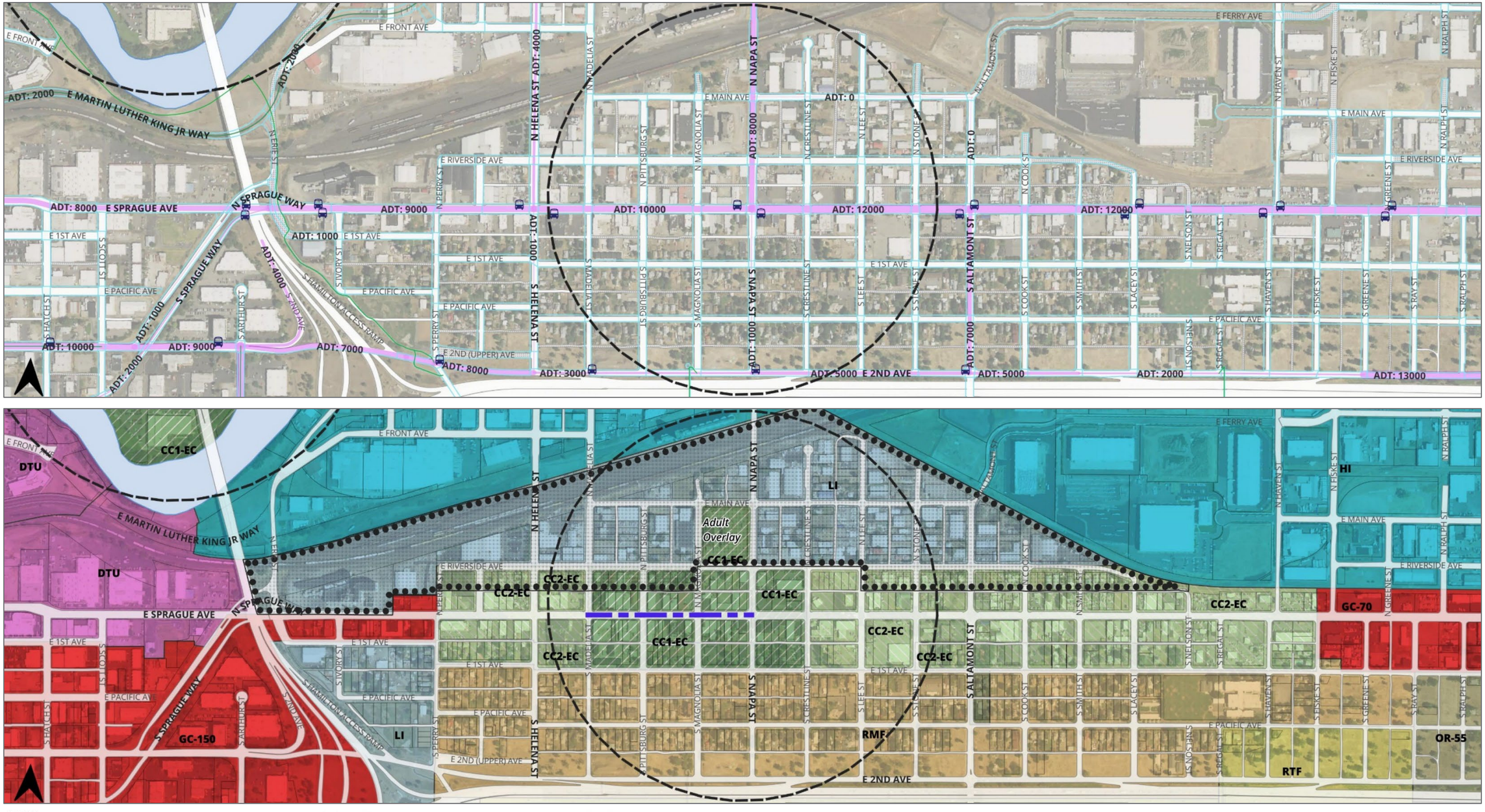
Households	2.1 per acre
Development era	Pre-war. Average year built: 1954*
Primary street	E Sprague Ave
Traffic / width	10,000-12,000 ADT / three lanes
Transit	Route 90, four buses per hour
Walking conditions	Generally good – interrupted connectivity to north, south and west from rail/highway ROWs.
Pedestrian streets	E Sprague Ave from N Madelia St to S Napa St.
Parks nearby	Liberty Park, 22 acres, .75 mile south of center
Public schools nearby	Libby Center Middle School, .75 mile away; Grant Elementary, 1.75 miles away
Retail mix	Mix of shops, restaurants/bars,
Residential mix	Mostly older single-family houses to the south. Some middle housing.
Employment mix	Industrial uses and USPS. Animal hospital, parenting center.
Major landowners	





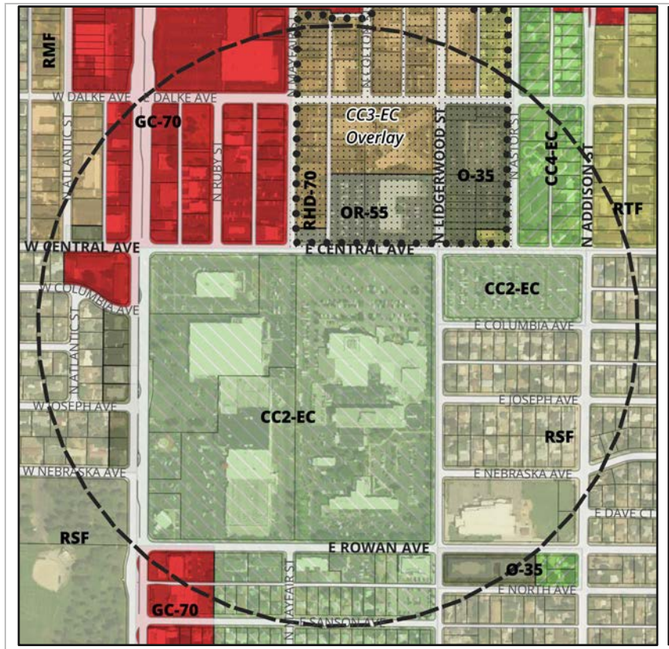
*Does not include single-family residential development

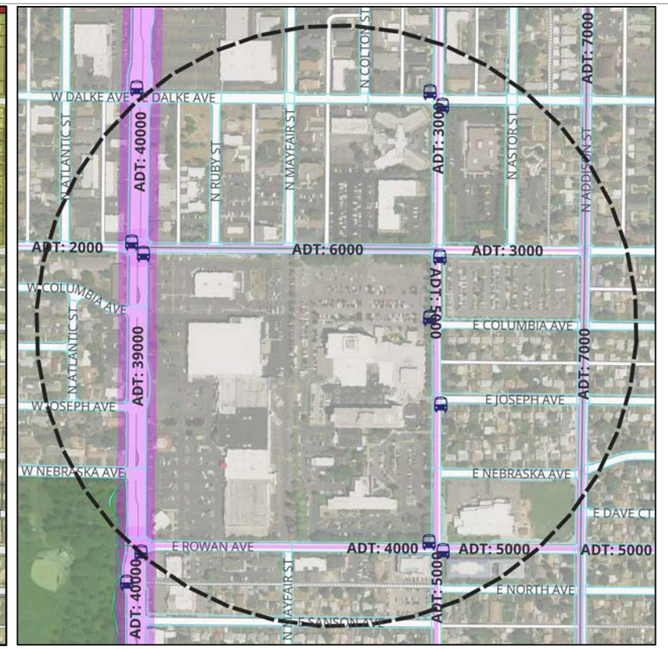
Average land value:	$4.04 per sf
Recent development (since 2003):	Other: 32,240 sf



Center and Corridor
Zoning Overlays
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

10. Holy Family - Employment Center





Center and Corridor Zoning Overlays | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

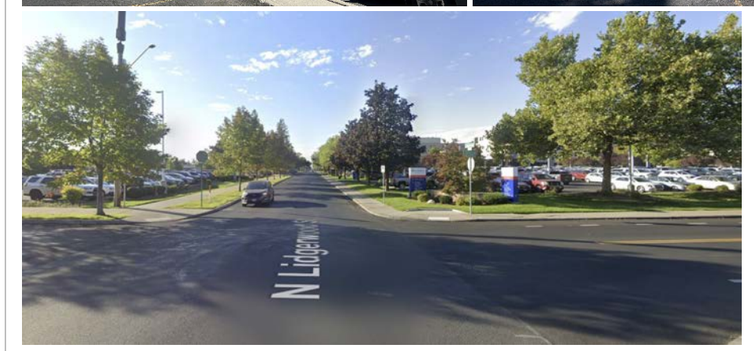
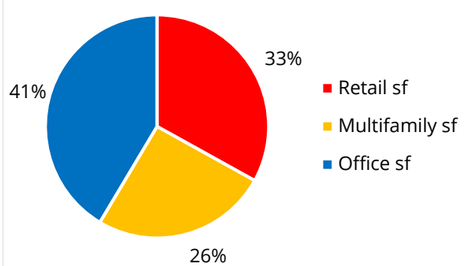


Image source 1-2: MAKERS. 3: Google maps © 2023 Google

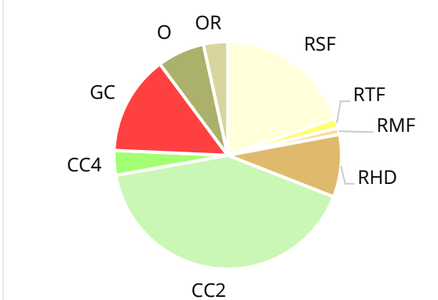
Description: Providence Holy Family Hospital is the dominant use here – which fronts on Lidgerwood, which the Franklin Park Commons shopping center fronts onto Division. This "center" is literally split in half and generally facing away from each other. Lots of surface parking. Lidgerwood and Addison are north-south alternatives to Division, popular with cyclists in available crowdsource datasets such as Ride Report and Strava Metro.

Households	6.4 per acre
Development era	Post-war. Average year built: 1978*
Primary street	N Division St
Traffic / width	39,000-40,000 ADT / 7 lanes
Transit	Route 25, four buses per hour; Route 26, two buses per hour
Walking conditions	Decent. General good connectivity, destinations, and infrastructure, but the hospital is auto-oriented and interrupts grid. No designated pedestrian streets.
Parks nearby	Franklin Park (44 acres) at southwest corner of center; Ruth Park (2 acres) west of center
Public schools nearby	Lidgerwood Elementary School, 1/4 mile away; Madison Elementary School, 1 mile away
Retail mix	Major shopping center with Burlington, Guitar Center, Trader Joes, Ross. Small retail to NE.
Residential mix	Mostly houses. Some apartments and assisted living to north.
Employment mix	Hospital and major medical cluster.
Major landowners	Dominican Health Services, Harlan D Douglass, Group Health Coop of Puget Sound

Existing Development Mix (sf)*



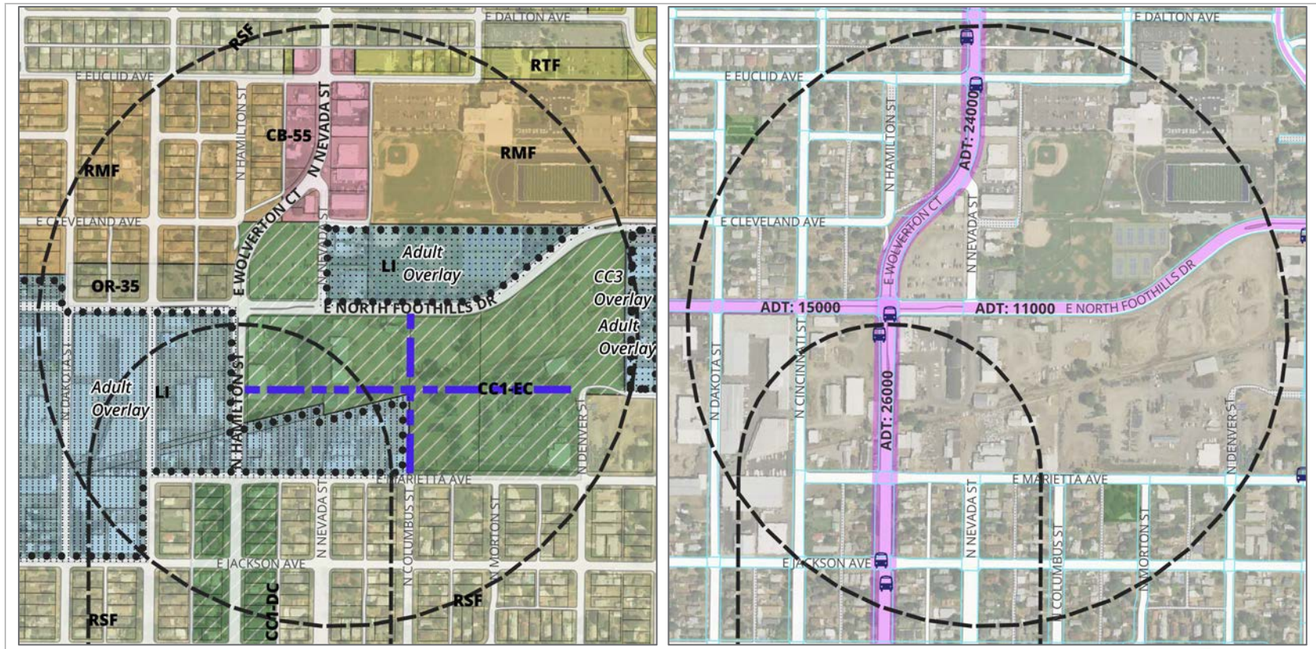
Zoning Mix



*Does not include single-family residential development

Average land value:	$9.90 per sf
Recent development (since 2003):	Office: 223,845 sf
	Retail: 21,316 sf
	Multifamily: 14,560 sf

11. North Foothills – Employment Center



Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

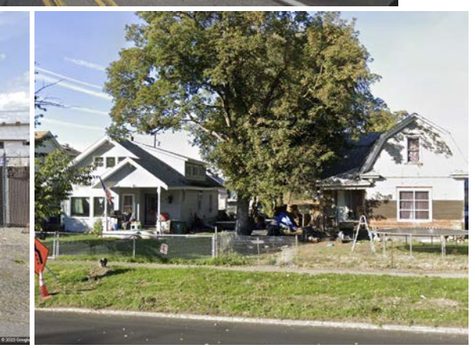
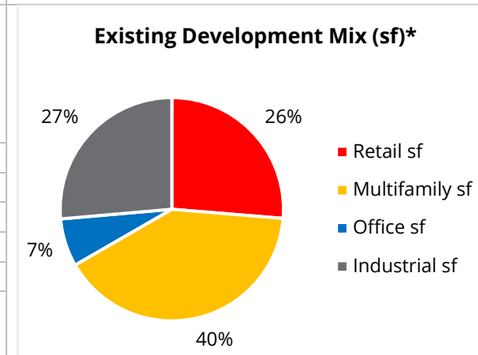
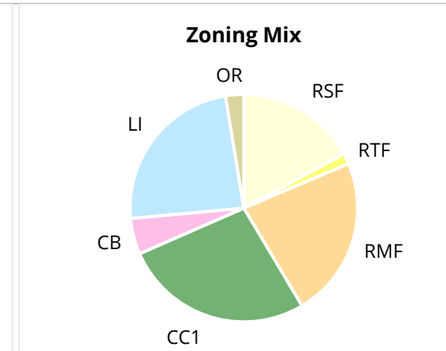


Image source 1-3: Google maps © 2023 Google.

Description: Mix of low-intensity industrial, commercial, and flex uses around an old railroad corridor. Mixed residential uses nearby. CC1-EC zoning allows ample heights. Mix of pre-war and post war development on pre-war street grid. Likely significant mixed-use/residential redevelopment potential if environmental hazards/contamination is not severe. Superfund site. Pedestrian street designation was not incorporated into recent development. Institutional uses not generally a good fit for Center designation.

Households	2.6 per acre
Development era	Mixed, but largely post-war. Average year built: 1961*
Primary street	N Nevada St. / N Hamilton St
Traffic / width	24,000-26,000 ADT / four lanes
Transit	Route 27, two buses per hour; Route 26, two buses per hour; Route 28, two buses per hour
Walking conditions	Mixed: good connectivity in neighborhood areas nearby. Pedestrian hostile industrial uses in the center and continuity break at old railroad ROW. Pedestrian street designations on non-existent rights of way at the heart of the center on industrial land.
Parks nearby	Logan Peace Park, .4 acre in SE corner of center; Fairview Park, .4 acre in NW corner of center
Public schools nearby	Yasuhara Middle School (recently built). Gonzaga Prep (private) High School
Retail mix	Minimal retail present, mostly automotive-repair oriented.
Residential mix	Mostly houses. New low-rise apartment complex at North Foothills Dr and Nevada St.
Employment mix	Many small-medium industrial uses and businesses. Two schools.





*Does not include single-family residential development

Average land value:	$4.59 per sf
Recent development (since 2003):	Multifamily: 25,000 sf
	Other: 10,520 sf

Major landowners	Gonzaga Prep School, Catholic Charities Eastern Washington, Foothills Mini Storage, Larry Stone Properties		

12. North Nevada - Employment Center

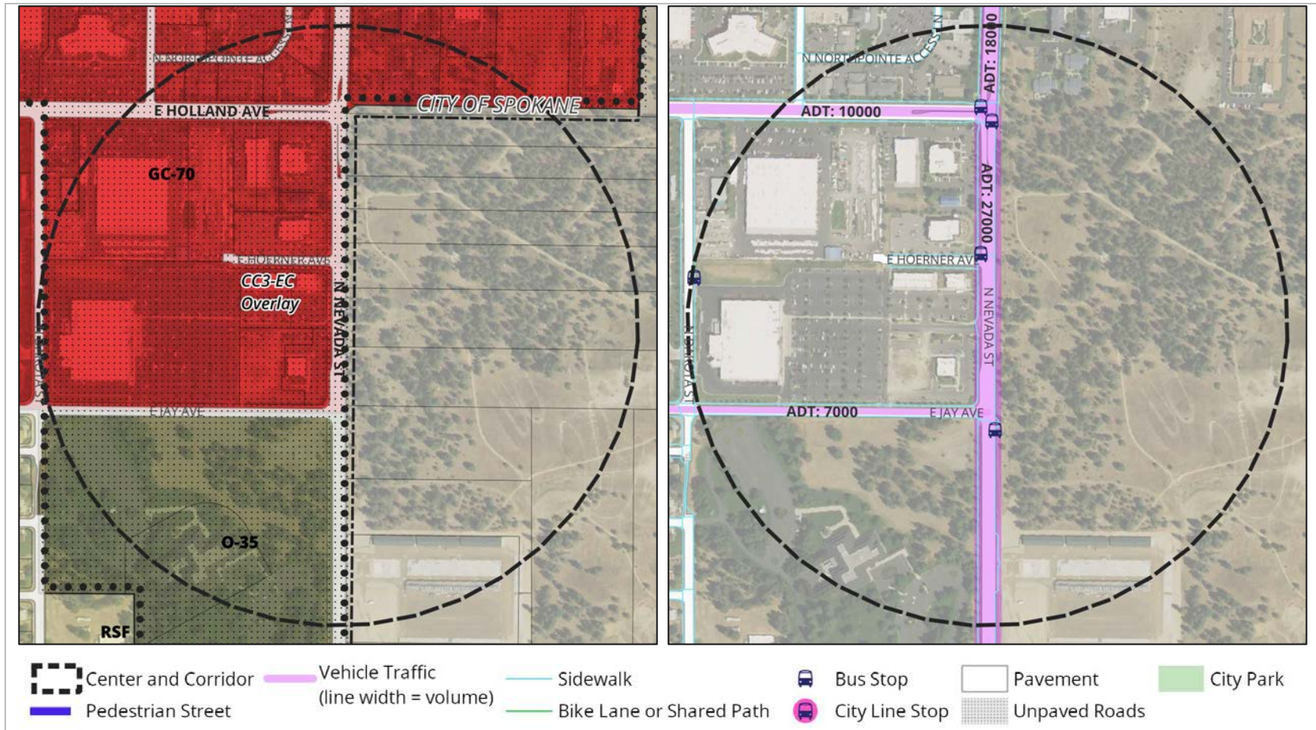
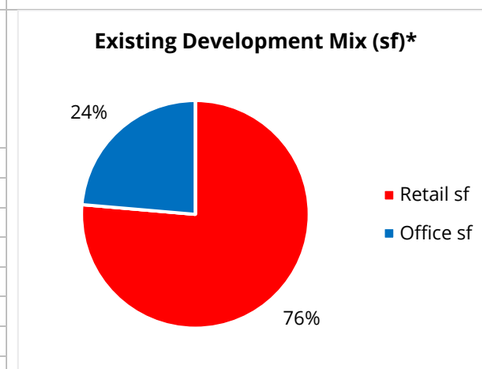
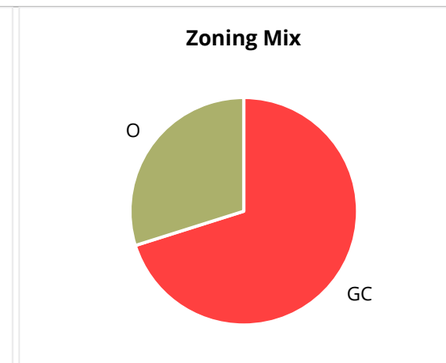


Image source 1-3: MAKERS. 4: Google maps © 2023 Google

Description: Employment Center – with GC and O zoning. Edge of City limits with considerable greenfields. Very auto dependent. Area functions more like part of a larger regional center (the "Y", in reference to the split between Hwy 395 and Hwy 2). Function of specific center also depends on what gets developed on greenfields to the east. Health services/senior housing cluster.

Households	2.6 per acre
Development era	Contemporary/undeveloped. Average year built: 2003*
Primary street	N Nevada St.
Traffic / width	18,00-27,000 ADT / 5 lanes
Transit	Route 26, two buses per hour; Route 28, two buses per hour
Walking conditions	Poor – limited connectivity and widely spaced destinations, although sidewalks are present.
Pedestrian streets	None
Parks nearby	Hill N' Dale Park, 4 acres, 1/2 mile west of center
Public schools nearby	Shiloh Hills Elementary School, 1 mile away
Retail mix	Some pad retail with major retailers nearby: WinCo Foods, Ziggy's Home Imp., and Walmart
Residential mix	Some apartments, senior apartments, and assisted living to the north





*Does not include single-family residential development

Average land value:	$3.78 per sf
Recent development (since 2003):	Retail: 143,410 sf
	Office: 4,195 sf

Employment mix	Medical services		
Major landowners	Douglass family, East Magnesium Properties, Ziegler Lumber Company		

13. Trent & Hamilton – Employment Center

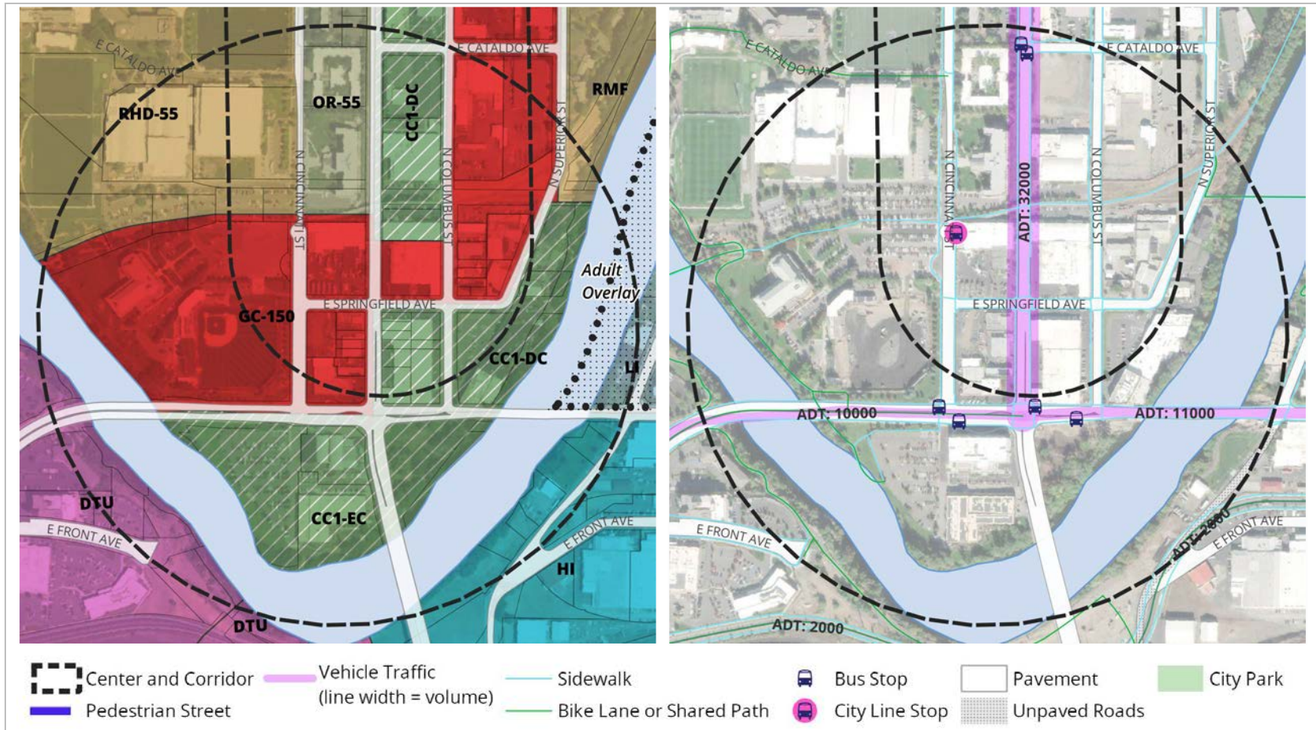
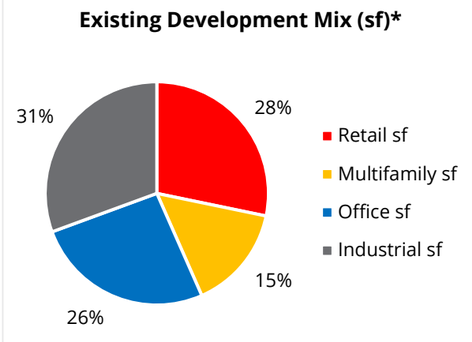
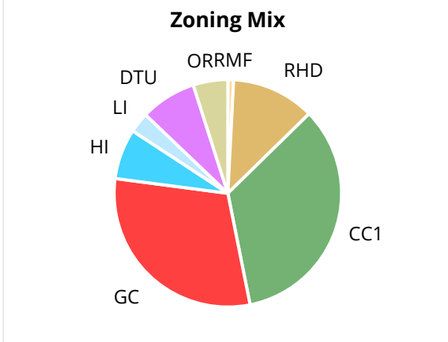


Image source 1-4: MAKERS.

Description:
Industrial area transitioning to office/retail/residential mixed-uses. Excellent transit service with City Line. Heavy traffic with high speeds on Hamilton creates an unpleasant pedestrian environment, but shared-use paths provide connectivity. Gonzaga University campus to the north. Opportunities to improve public access to riverfront as properties redevelop.

Households	2.3 per acre
Development era	Average year built: 1966.
Primary street	N Hamilton St
Traffic / width	32,000 ADT / five lanes
Transit	Route 26, two buses per hour; Route 28, two buses per hour
Walking conditions	Moderate
Pedestrian streets	None.
Parks nearby	Mission Park, 13.3 acres, 1 mile northeast of center
Public schools nearby	Stevens Elementary School, 1.2 miles away;
Retail mix	Limited retail – some stores and eating/drinking scattered throughout.
Residential mix	Student dorms. No other residential currently.



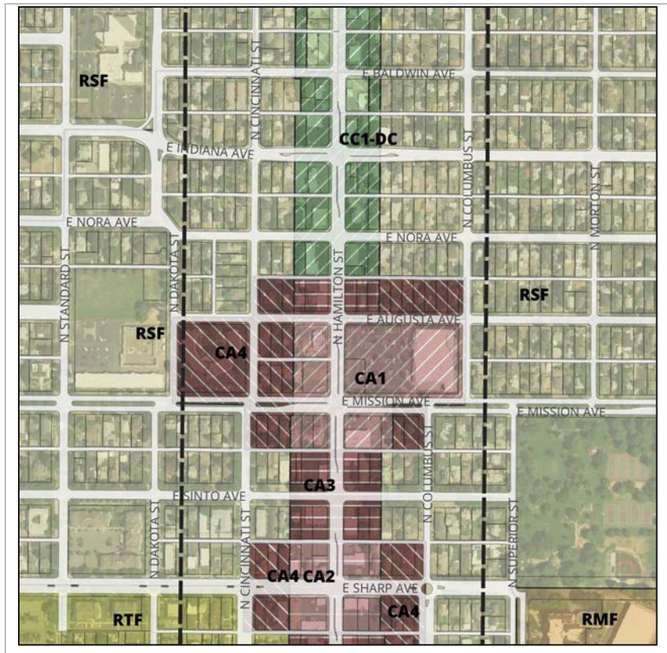


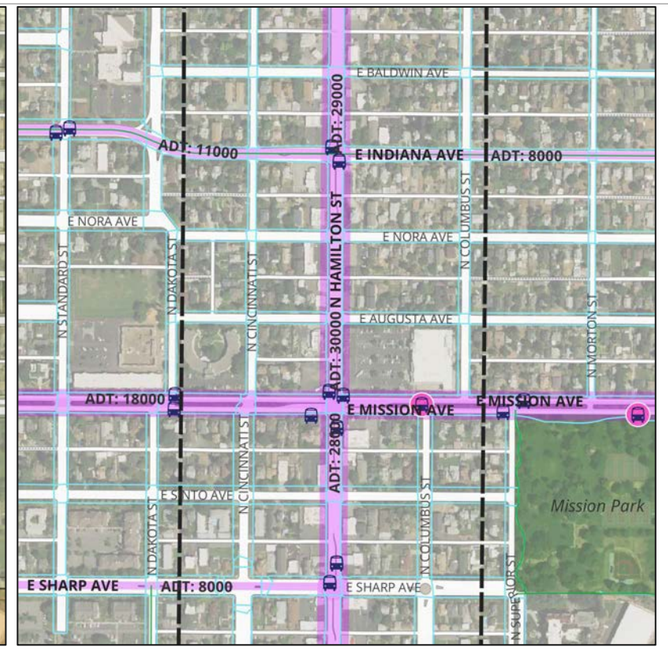
*Does not include single-family residential development

Average land value:	$4.90 per sf
Recent development (since 2003):	Multifamily: 110,662 sf

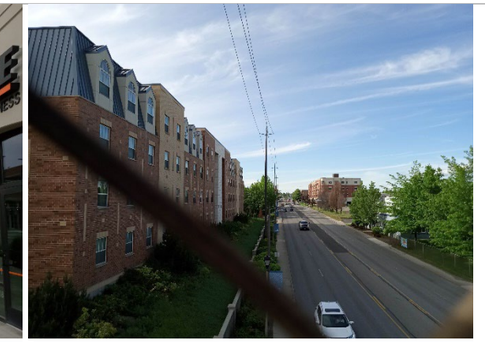
Employment mix	Manufacturing and industrial uses, university and academic buildings, medical/health sciences.		
Major landowners	Gonzaga University, EZ Loader, Matrix Financial, Hamilton & Trent LLC, Emerald Initiative, MGD at GU LLC		

14. Hamilton – Corridor





Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park



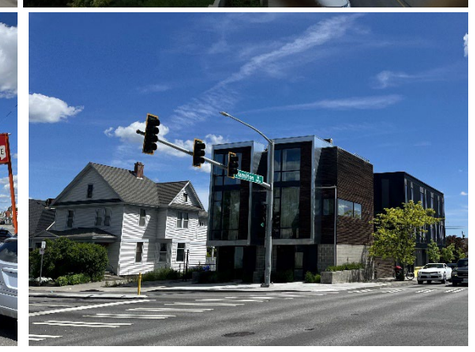
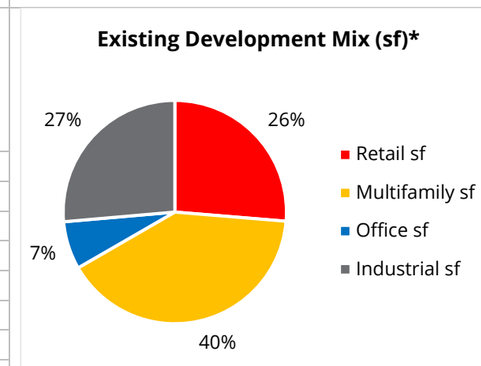
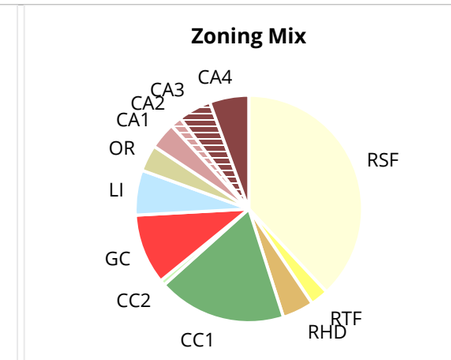


Image source 1-4: MAKERS.

Description: See next page for full length maps. Heavy traffic corridor with retail uses, with complementary residential uses, including student housing, to east and west. Gonzaga University located to west, on southern end of the corridor. Excellent transit service via City Line. South Logan TOD subarea plan underway to revise zoning and leverage TOD opportunities. Unique Hamilton Form-Based Code in central areas to be revised following subarea plan. Planned-action EIS will facilitate development.

Households	6.4 per acre
Development era	Mixed – pre-war grid with major post-war development and infrastructure. Average year built: 1961.
Primary street	N Hamilton St
Traffic / width	28,000-30,000 ADT / five lanes
Transit	Route 26, two buses per hour; Route 28, two buses per hour; Route 39, two buses per hour
Walking conditions	Generally good, although Hamilton St is a barrier
Pedestrian streets	None
Parks nearby	Mission Park (13.33 acres)
Public schools nearby	Logan Elementary School
Retail mix	Mostly auto-oriented mix of restaurants and shops with some main-street style buildings

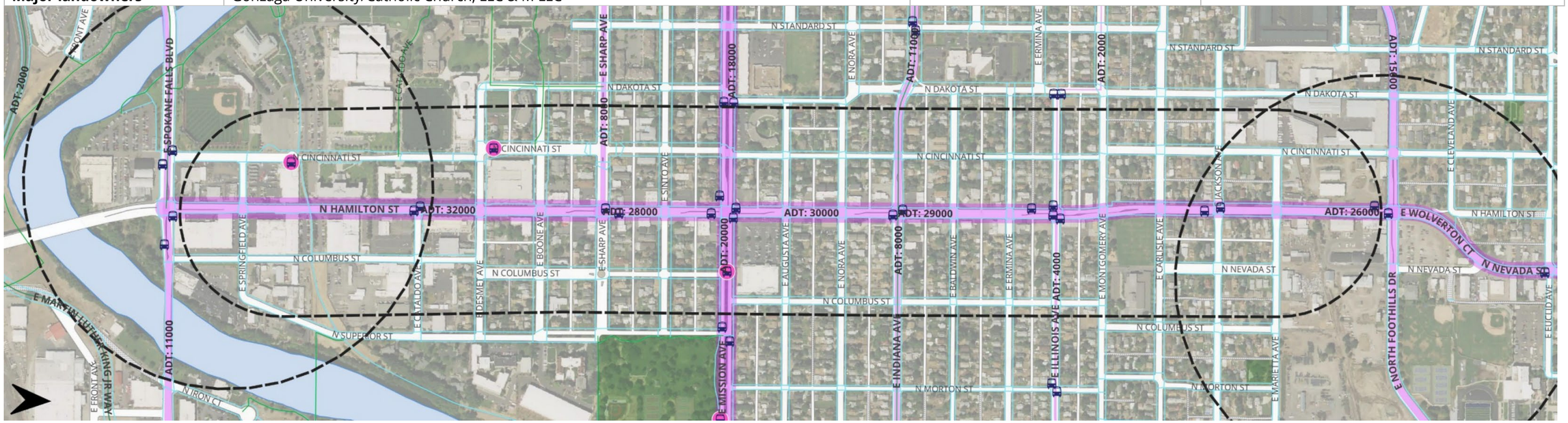


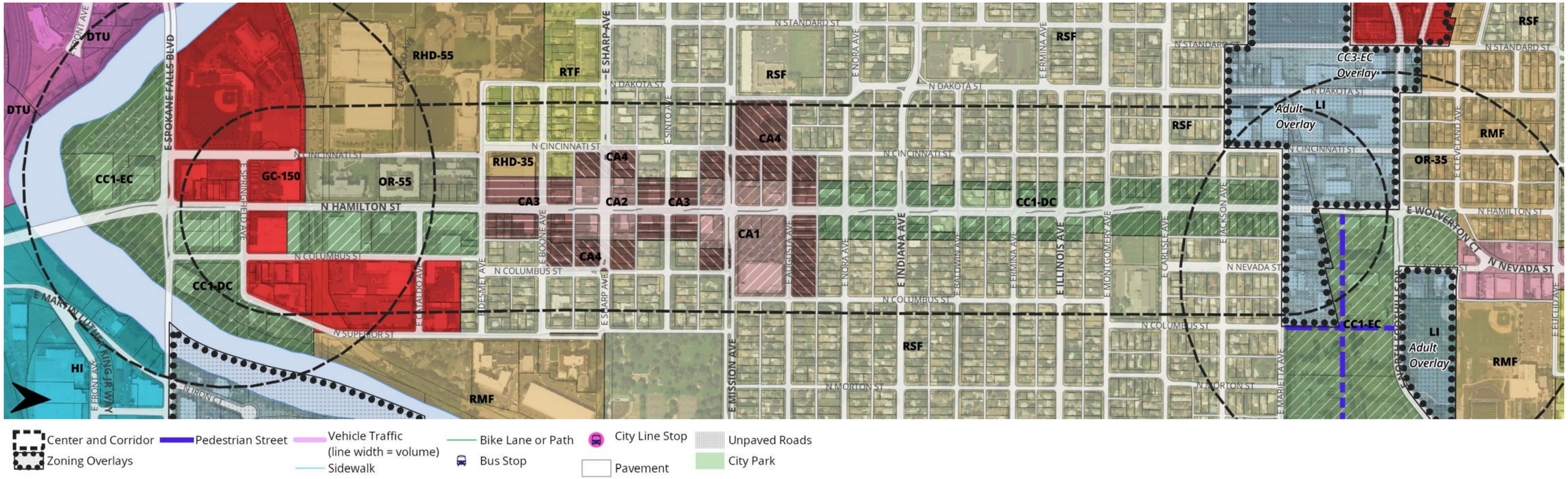


*Does not include single-family residential development

Average land value:	$6.08 per sf
Recent development (since 2003):	Other: 372,588 sf

Residential mix	Mostly detached houses, with student dorms and some apartment buildings		Multifamily: 196,282 sf
Employment mix	Gonzaga university and education-cluster. Non-profit services and religious schools and services.		Retail: 30,576 sf
Major landowners	Gonzaga University/Catholic Church, LLC & M LLC		



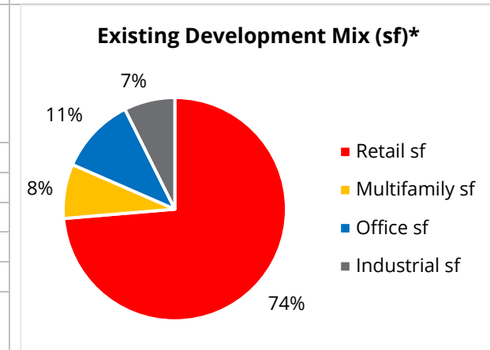


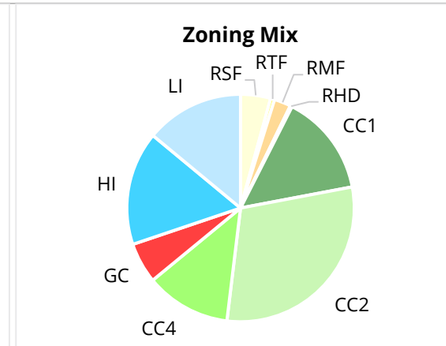
15. Market Street/Hillyard - Corridor

Image source 1-4: MAKERS.

Description: Corridor – with CC1-DC zoning and some CC4-DC on the back side (mostly with older single family homes). Classic main street retail with working-class homes to west and railyard to east (and NSC interstate under construction). Rail/freeway corridor cuts Hillyard off from homes/businesses to the east.

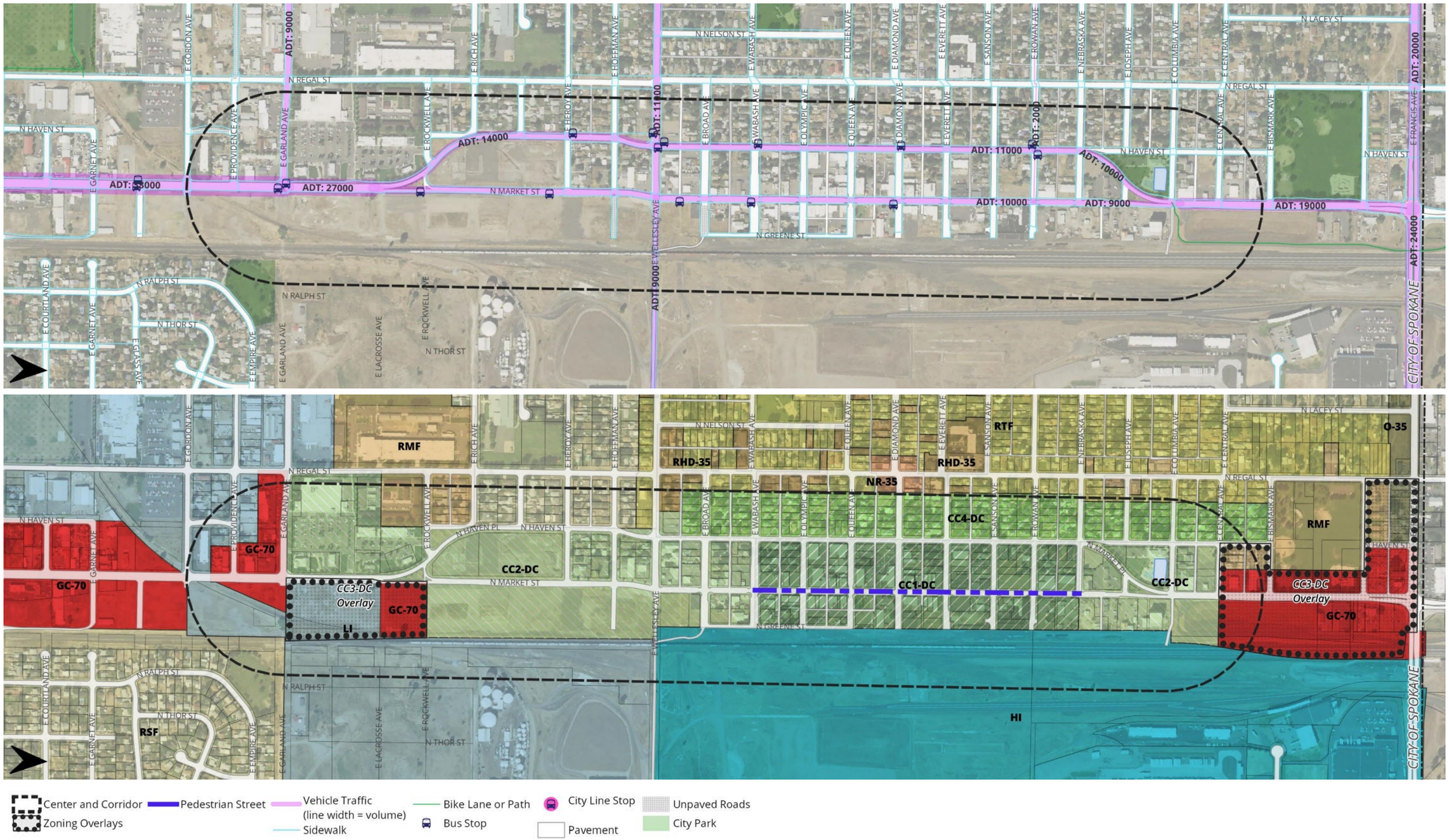
Households	2.8 per acre
Development era	Pre-war. Average year built: 1947*
Primary street	N Market Street
Traffic / width	10,000-13,000 ADT / two lanes
Transit	Route 35, two buses per hour; Route 33, four buses per hour
Walking conditions	**Good**. Sidewalks present, pedestrian-oriented design, lots of destinations. Poor connections to east. Market St is a designated **pedestrian street** between Wabash Ave and Nebraska Ave.
Parks nearby	Kehoe Park (2 acres) west of center. Hillyard Aquatic Center to the north.
Public schools nearby	Regal Elementary School, 1 mile away; Shaw Middle School, 1 mile away
Retail mix	Small stores, shops, and restaurants/taverns. Some vacant storefronts.
Residential mix	Houses and middle housing west of N Haven St.
Employment mix	Industrial uses and small office uses scattered throughout.
Major landowners	Rail/freeway right-of-way corridor to east





*Does not include single-family residential development

Average land value:	$3.11 per sf
Recent development (since 2003):	Office: 28,110 sf
	Retail: 18,260 sf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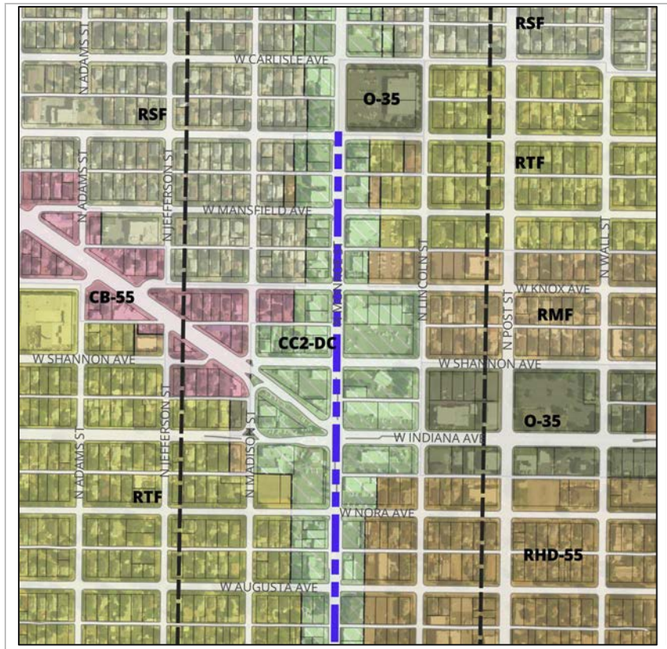
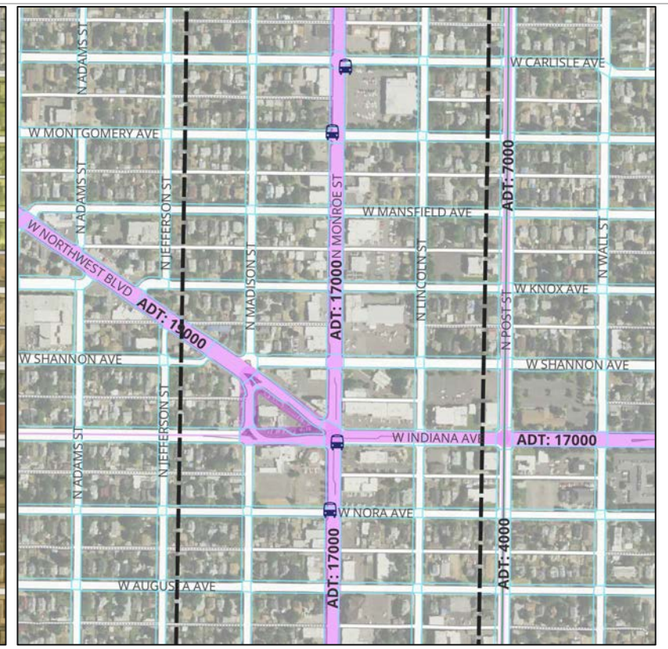
N GREENE ST
N NELSON ST
N LACEY ST
N RALPH ST
N THOR ST
E GARNET AVE
E PROVIDENCE AVE
E GARLAND AVE
E ROCKWELL AVE
E RICH AVE
E HEROY AVE
E HOFFMAN AVE
E WELLESLEY AVE
E BROAD AVE
E WABASH AVE
E OLYMPIC AVE
E QUEEN AVE
E DIAMOND AVE
E EVERETT AVE
E SANSON AVE
E ROWAN AVE
E NEBRASKA AVE
E JOSEPH AVE
E COLUMBIA AVE
E CENTRAL AVE
E BISMARK AVE
E FRANCIS AVE
E GORDON AVE
E COURTLAND AVE
E GLASS AVE
E EMPIRE AVE
E LACROSSE AVE
CITY OF SPOKANE
RMF
RHD-35
NR-35
RTF
O-35
GC-70
CC2-DC
CC3-DC Overlay
LI
CC1-DC
CC4-DC
HI
RSF
Center and Corridor
Zoning Overlays
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

16. Monroe - Corridor



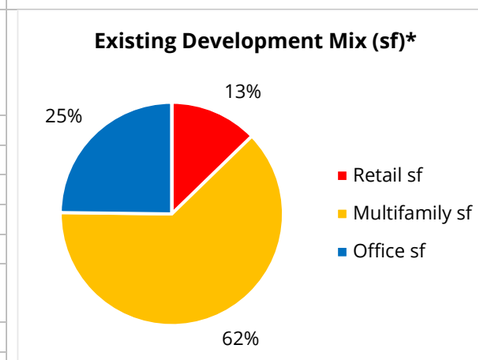


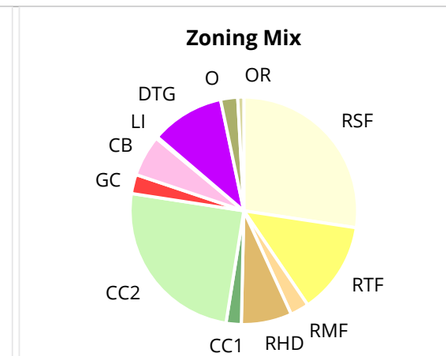
Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

Image source 1-4: MAKERS.

Description: Corridor – extends for approximately 27 blocks and includes CC2-DC zoning. Such CC2 zoning is very narrow in places with a mixture of RSF, RTF, RMF, and RDH zoning on the backside. Recent road reconfiguration on northern segment has helped to revitalize character and promote some economic development here.

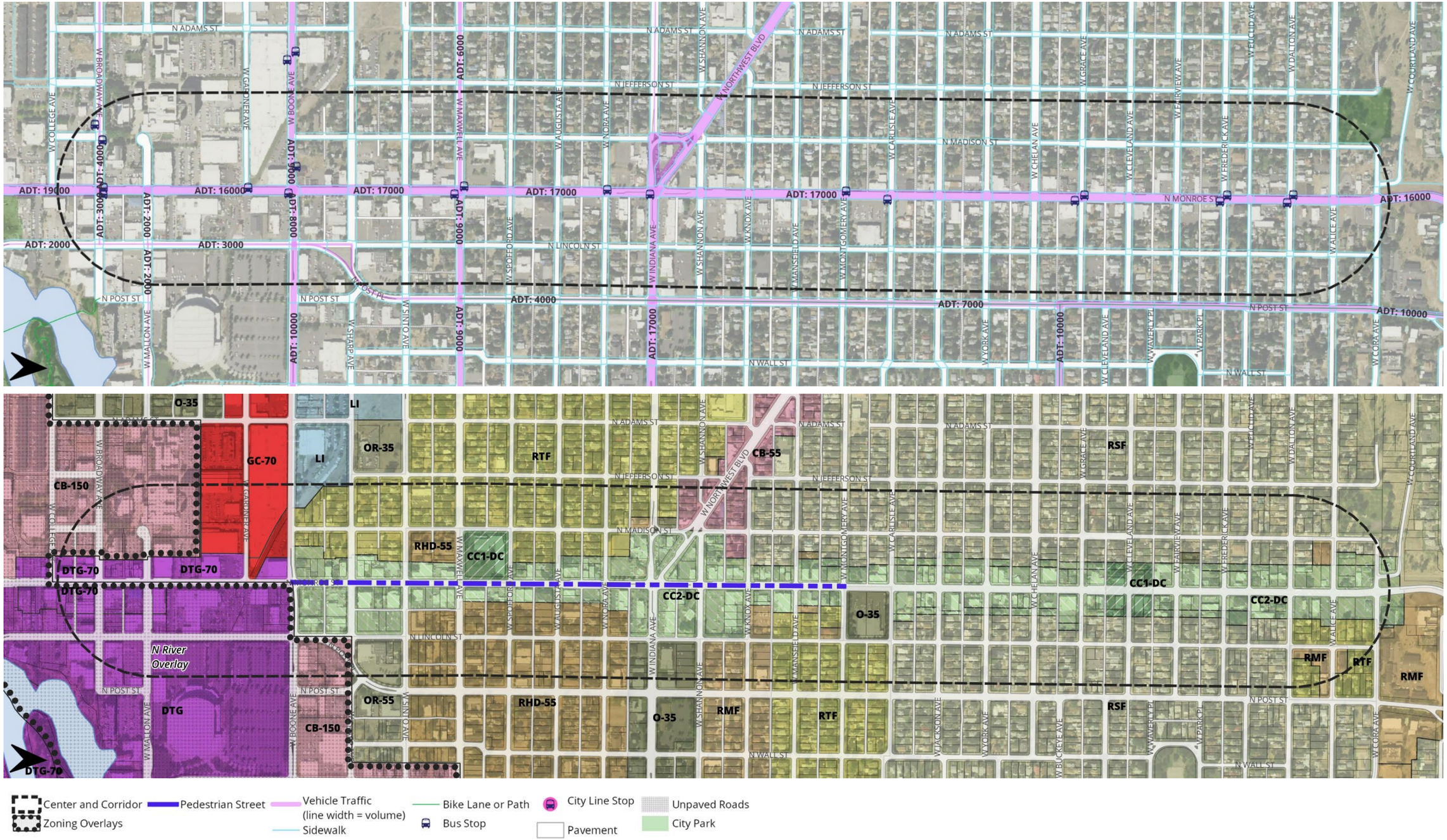
Households	5.8 per acre
Development era	Pre-war. Average year built: 1933*
Primary street	N Monroe St
Traffic / width	17,000 ADT / five lanes
Transit	Route 4, four buses per hour; Route 36, two buses per hour
Walking conditions	Good: Generally good call around, although there are fewer safe crossings of Monroe to the south. Monroe is a designated **pedestrian street** between W Boone Ave and W Montgomery Ave.
Parks nearby	Corbin Park, 12 acres 1 mile north of center
Public schools nearby	The Community School (high school); Spokane Public Montessori to the west, North Central High School, ¼ mile to east
Retail mix	Broad mix of small-medium retail, including REI at southern end.
Residential mix	Mostly houses and small middle housing, some apartments.
Employment mix	Some office, human services, and government uses, especially in the south.
Major landowners	Spokane Transit Authority, James Orcutt





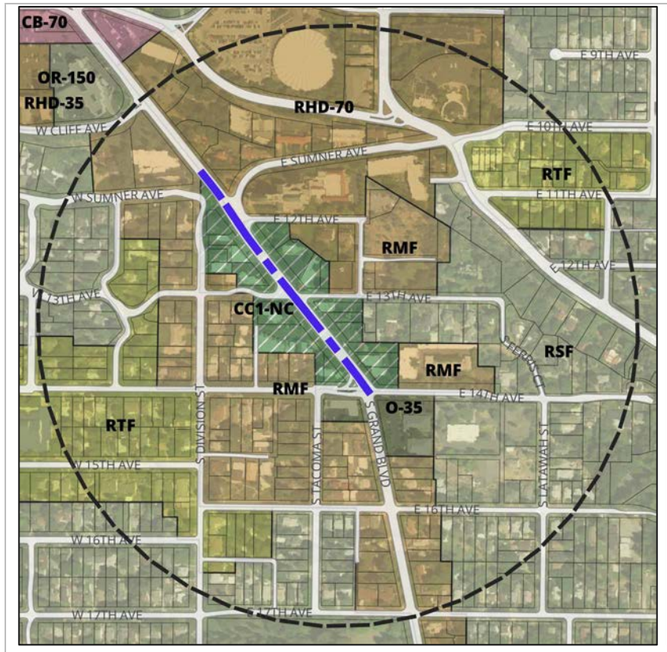
*Does not include single-family residential development

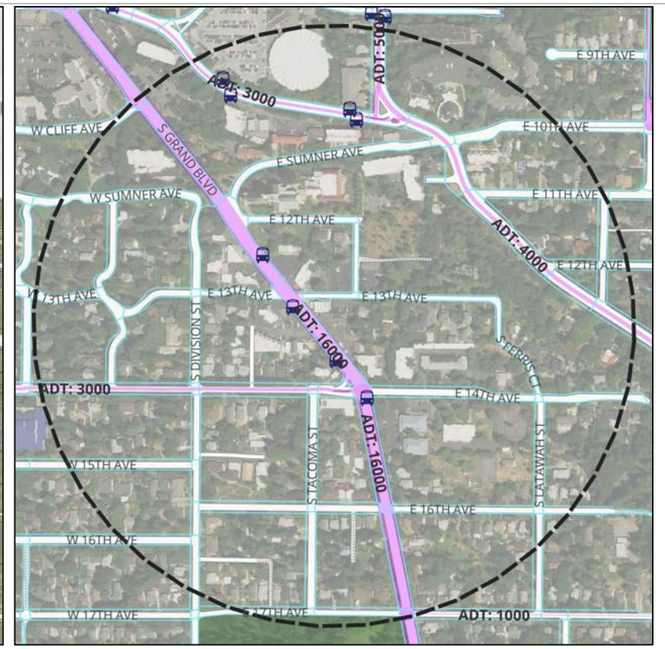
Average land value:	$7.25 per sf
Recent development (since 2003):	Retail: 80,405 sf
	Multifamily: 25,200 sf



Center and Corridor
Zoning Overlays
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

17. 14th & Grand Boulevard – Neighborhood Center





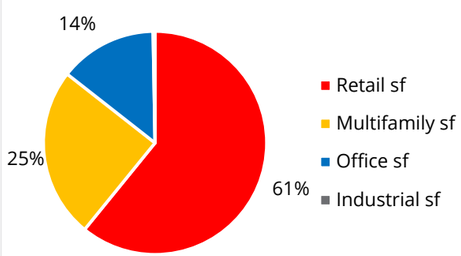
Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

Image source 1-2: MAKERS. 3: Google maps © 2023 Google.

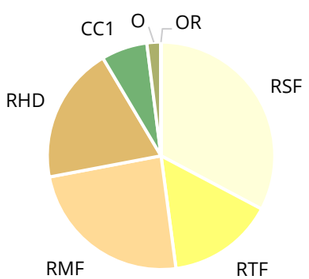
Description: Awkward neighborhood center on wide arterial. Generally auto-oriented buildings and uninviting pedestrian character, although surrounding street grid and through-block connections improve walking conditions. Businesses may serve apartment residents and nearby medical uses and part space bring pass-through traffic. Good mix of zoning for residential uses.

Households	8.8 per acre
Development era	Post-war. Average year built: 1958*
Primary street	S Grand Blvd
Traffic / width	16,000 ADT / four lanes
Transit	Route 4, four buses per hour
Walking conditions	Moderate: auto-oriented building design and wide street deter pedestrian traffic. Good sidewalk coverage and connectivity, although topography interrupts connectivity to the north and east.
Pedestrian streets	S Grand Blvd between E Sumner Ave and E 14th Ave.
Parks nearby	Manito Park (90 acres) to south. Cliff Park (5 acres), Edwidge Wolson Park (13 acres) to northwest.
Public schools nearby	Roosevelt Elementary ½ mile to west.
Retail mix	Several restaurants, small stores and services.
Residential mix	Mix of apartments and houses.
Employment mix	Some medical services (extension of hospital cluster to the north).
Major landowners	

Existing Development Mix(sf)*



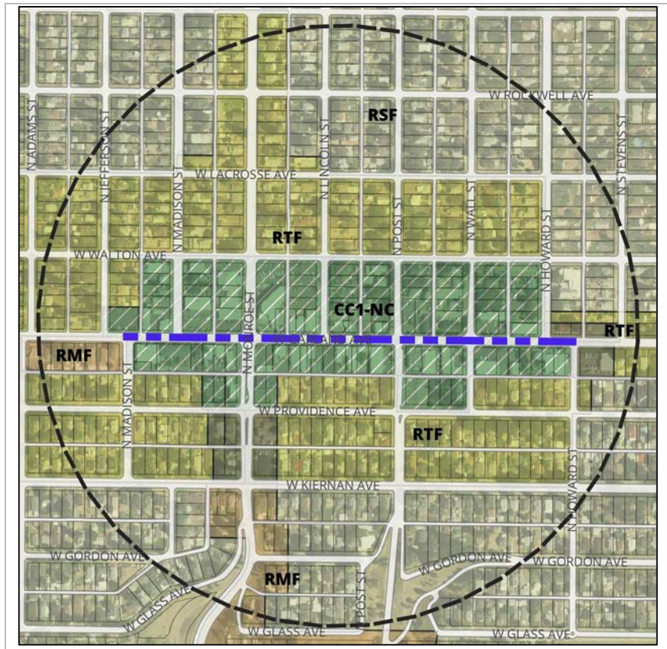
Zoning Mix

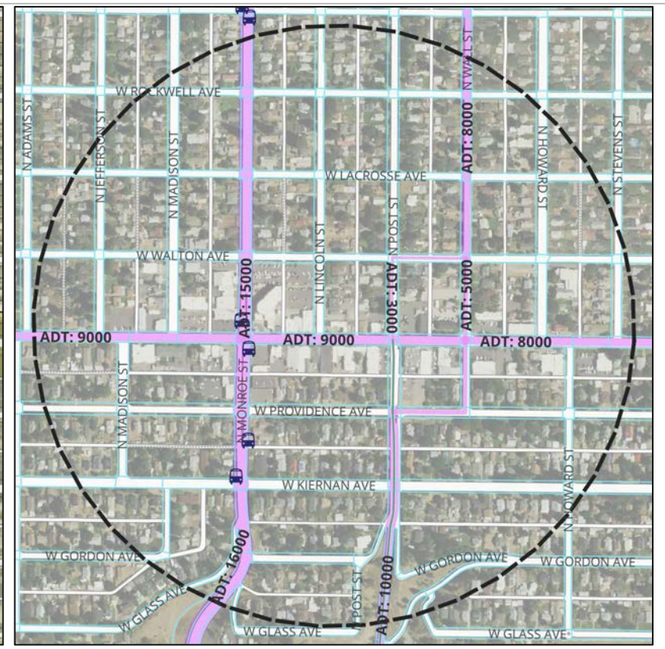


*Does not include single-family residential development

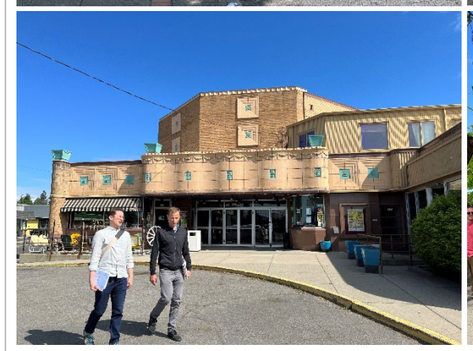
Average land value:	$8.88 per sf
Recent development (since 2003):	Office: 8,754 sf

18. Garland - Neighborhood Center





Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park



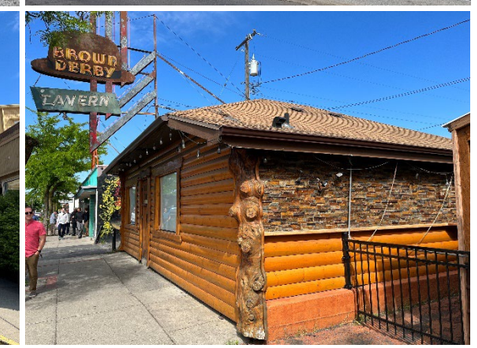
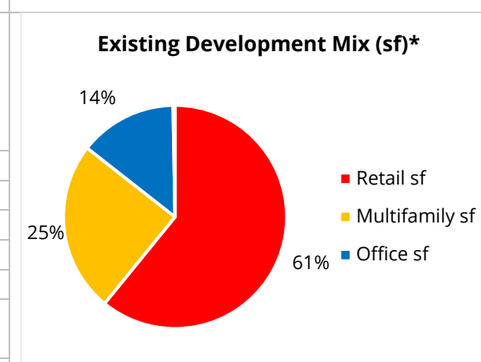
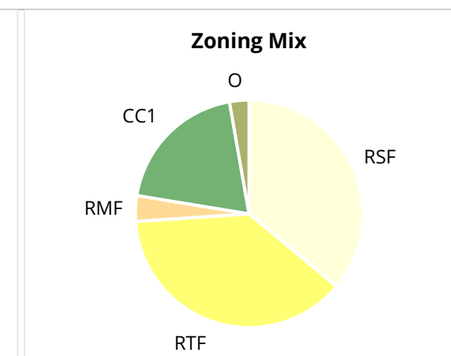


Image source 1-4: MAKERS.

Description: Neighborhood Center with CC1-NC zoning. One or only a few pre-war, main-street-style neighborhood centers. Eclectic mix of building designs with lots of shops and restaurants. Large art deco theater at key intersection of N Monroe St and N Garland Ave.

Households	8.2 per acre
Development era	Pre-war. Average year built: 1949*
Primary street	N Monroe St
Traffic / width	15,000-16,000 ADT / five lanes (Monroe) 9000 ADT / two lanes (Garland Ave)
Transit	Route 4, four buses per hour
Walking conditions	Good: excellent connectivity, destination density, and sidewalk coverage. Garland is a designated **pedestrian street** between N Madison St and N Howard St
Parks nearby	Emerson Park, 40 acres .5 mile south of center
Public schools nearby	Spokane Public Montessori, 2 miles away
Retail mix	Small stores and restaurants, plus a movie theater.
Residential mix	Detached single-family and (likely) small middle housing. A few apartments to the west and south.
Employment mix	Some small offices and automotive shops.
Major landowners	

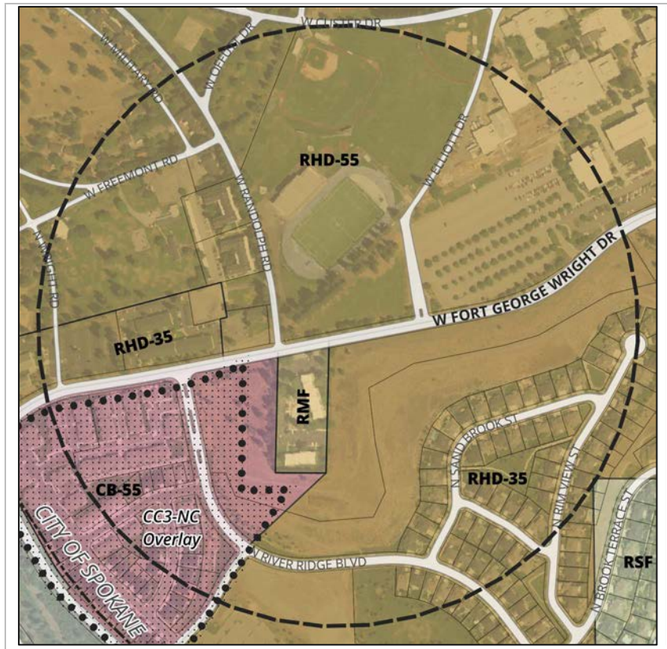


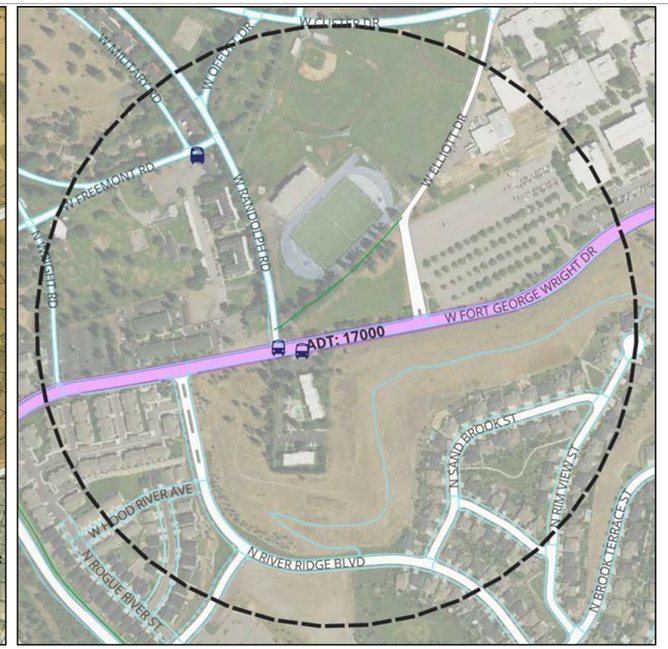


*Does not include single-family residential development

Average land value:	$5.63 per sf
Recent development (since 2003):	Multifamily: 60,000 sf

19. SFCC – Neighborhood Center



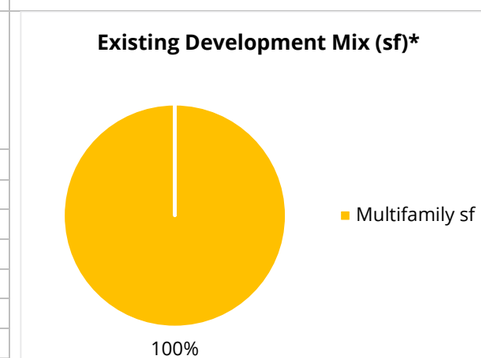


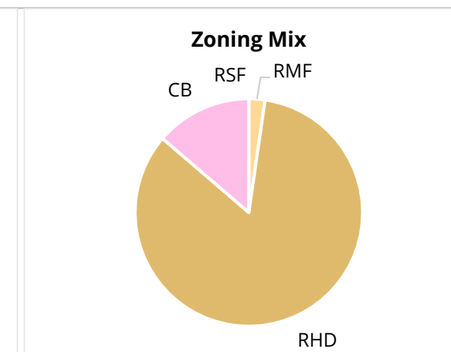
Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

Image source 1-4: MAKERS.

Description: Suburban "center" near Spokane Falls Community College west of Spokane River. No retail present, almost all nearby land use is multifamily. No parks in center but ample open space associated with college and natural parks to north. No clear activity node.

Households	7.0 per acre
Development era	Post-war/undeveloped. Average year built: 1987.
Primary street	W Fort George Wright Dr
Traffic / width	17,000 ADT / five lanes
Transit	Route 20, four buses per hour; Route 36, two buses per hour; Route 33, four buses per hour
Walking conditions	Moderate.
Pedestrian streets	None.
Parks nearby	Downriver Park (95.3 acres) to north
Public schools nearby	Spokane Falls Community College
Retail mix	None.
Residential mix	Mostly multifamily, some SFR near the river.
Employment mix	Higher education cluster Community College with Mukogawa Women's College
Major landowners	State of Washington, Mukogawa Institute, Stejer Development

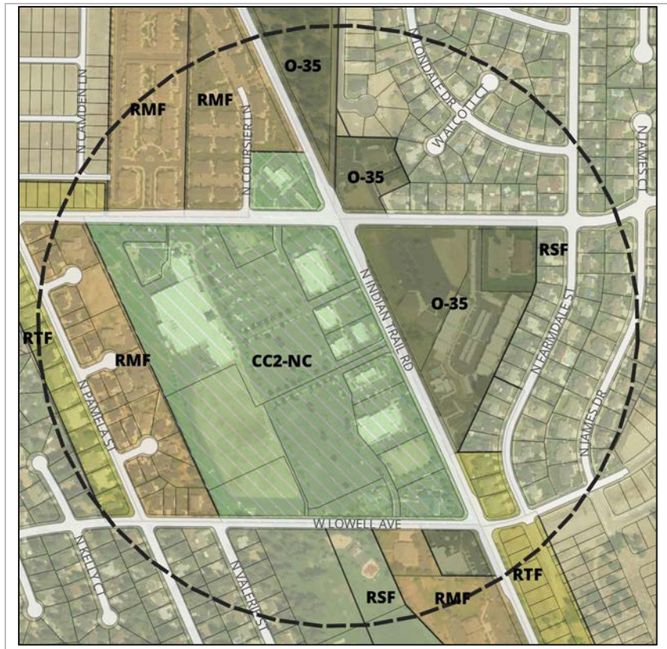


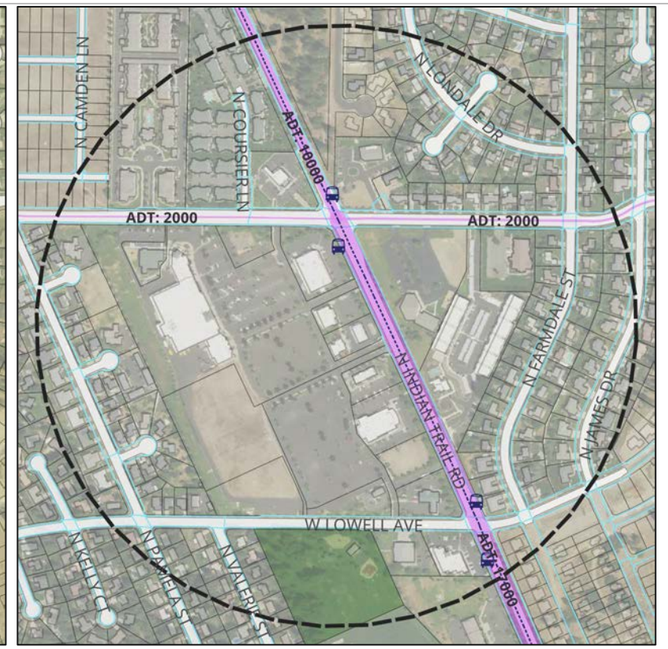


*Does not include single-family residential development

Average land value:	$2.63 per sf
Recent development (since 2003):	Multifamily: 169,000 sf

20. Indian Trail - Neighborhood Center

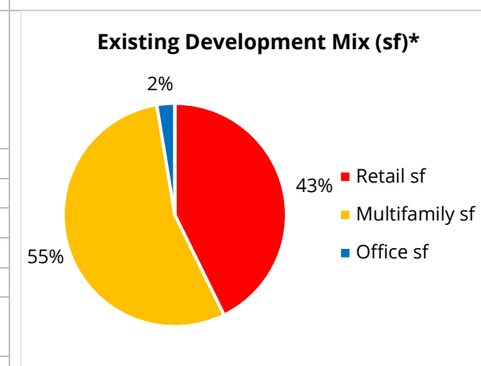


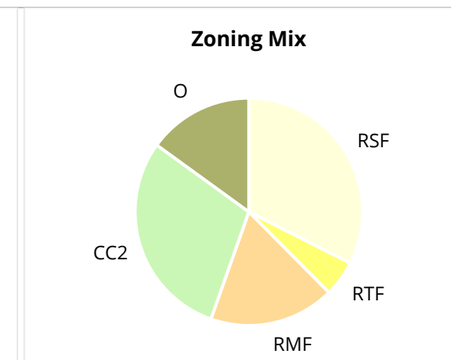


Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

Image source 1-4: MAKERS.

Description: Neighborhood Center with CC2 zoning in center. The "center" is basically a very large neighborhood shopping center with a new Safeway and massive parking lot. A mix of low density multifamily uses surrounding the shopping center.



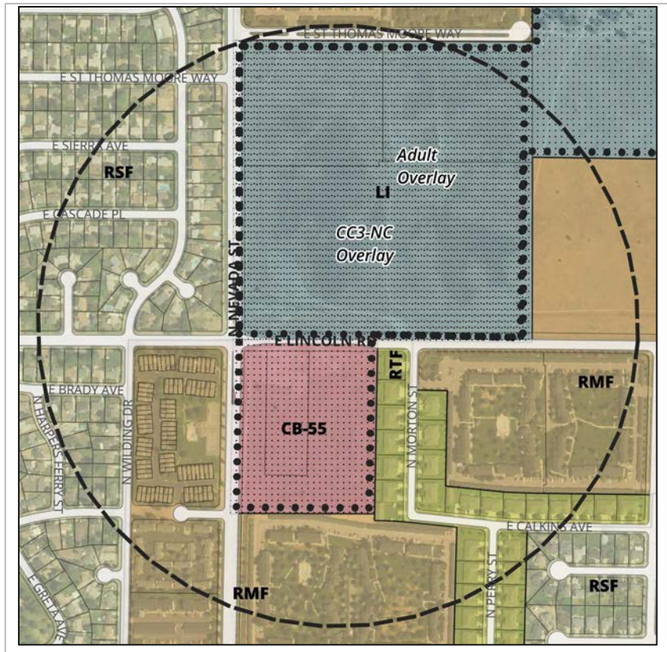


*Does not include single-family residential development

Households	11.1 per acre
Development era	Contemporary. Average year built: 2009*
Primary street	N Indian Trail Rd
Traffic / width	10,000-17,000 ADT / 4 lanes
Transit	Route 23, two buses per hour
Walking conditions	Moderate – Sidewalks on most roads, limited street grid, larger arterial crossings required to reach destinations. No designated pedestrian streets.
Parks nearby	Pacific Park, 5 acres on south end of center
Public schools nearby	Woodridge Elementary, 1/2 mile away
Retail mix	Shopping center anchored by Safeway and Ace Hardware, with pad retail and fast food.
Residential mix	Mix of houses and apartments
Employment mix	No major employers
Major landowners	Vandervert Developments LLC

Average land value:	$4.54 per sf
Recent development (since 2003):	Multifamily: 467,164 sf
	Retail: 353,138 sf
	Office: 10,215 sf

21. Lincoln & Nevada - Neighborhood Center



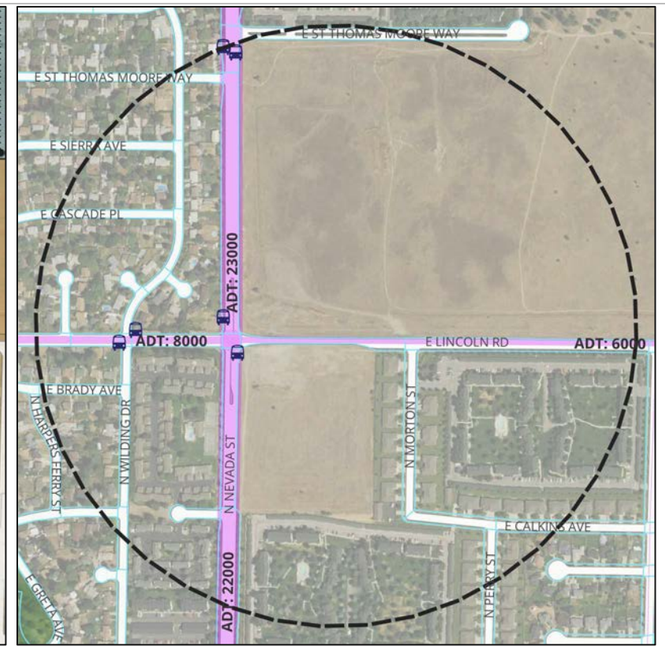


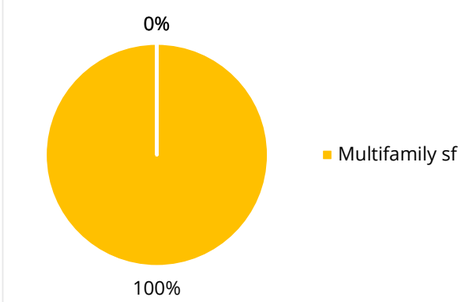
Image source 1-2: Google maps © 2023 Google

Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park

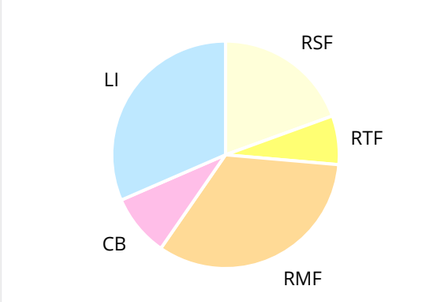
Description: Neighborhood Center. Most of the center is undeveloped – and zoned LI and CB-35. The street grid and development pattern is set up for the vacant CB property to be developed as a standard suburban neighborhood shopping center.

Households	11.1 per acre
Development era	Contemporary. Average year built: 1993*
Primary street	N Nevada St
Traffic / width	22,000-23,000 ADT / 5 lanes
Transit	Route 26, two buses per hour; Route 28, two buses per hour
Walking conditions	Poor – limited connectivity and widely spaced destinations, although sidewalks are present.
Pedestrian streets	None
Parks nearby	Friendship Park, 12 acres, ¼ mile southwest of center
Public schools nearby	Shiloh Hills Elementary School, 3/4 mile away
Retail mix	None
Residential mix	Mix of low-density houses, duplexes, and garden apartments.
Employment mix	Rehab center to the south
Major landowners	Douglass family

Existing Development Mix (sf)*



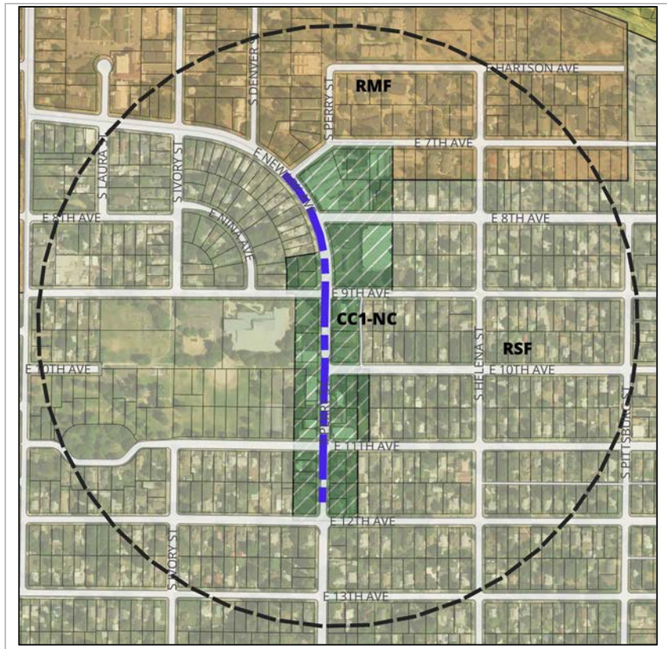
Zoning Mix

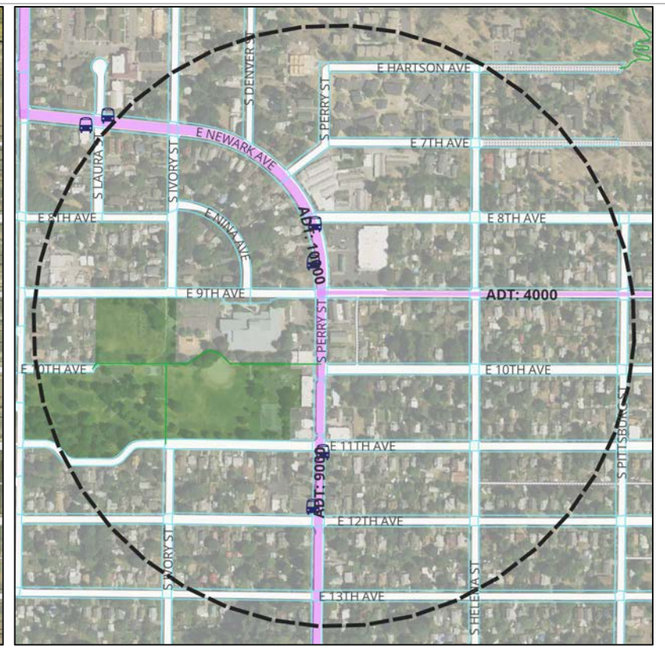


*Does not include single-family residential development

Average land value:	$3.20 per sf
Recent development (since 2003):	None

22. South Perry – Neighborhood Center



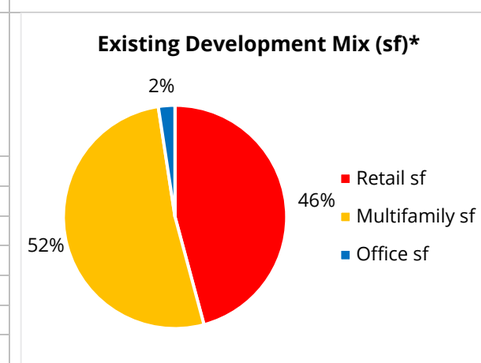


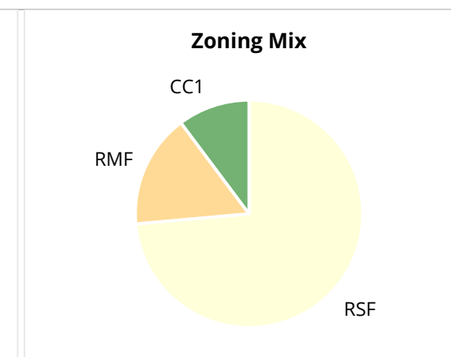
Center and Corridor
Pedestrian Street
Vehicle Traffic (line width = volume)
Sidewalk
Bike Lane or Shared Path
Bus Stop
City Line Stop
Pavement
Unpaved Roads
City Park

Image source 1-4: MAKERS.

Description: Small, lively neighborhood center with retail businesses surrounded by well-maintained historic low-density residential neighborhoods. Some recent investment in new buildings on small sites on the main drag, with mixed results. Popular Farmers Market on Thursdays. Zoning is mostly RSF. Moderate traffic on S Perry St brings customers but does not overwhelm pedestrian-friendly environment.

Households	7.4 per acre
Development era	Pre-war. Average year built: 1942*
Primary street	S Perry St / E Newark Ave
Traffic / width	9,000-10,000 ADT / two lanes
Transit	Route 45, two buses per hour
Walking conditions	Excellent
Pedestrian streets	S Perry between E 7th Ave and E 12th Ave.
Parks nearby	Grant Park, 12.6 acres, west side of center
Public schools nearby	Grant Elementary
Retail mix	Small shops and eating/drinking. Floral greenhouses/garden store.
Residential mix	Mostly single-family detached houses, with some old and new middle housing.
Employment mix	Greenhouses.
Major landowners	Alice Brothers LLC

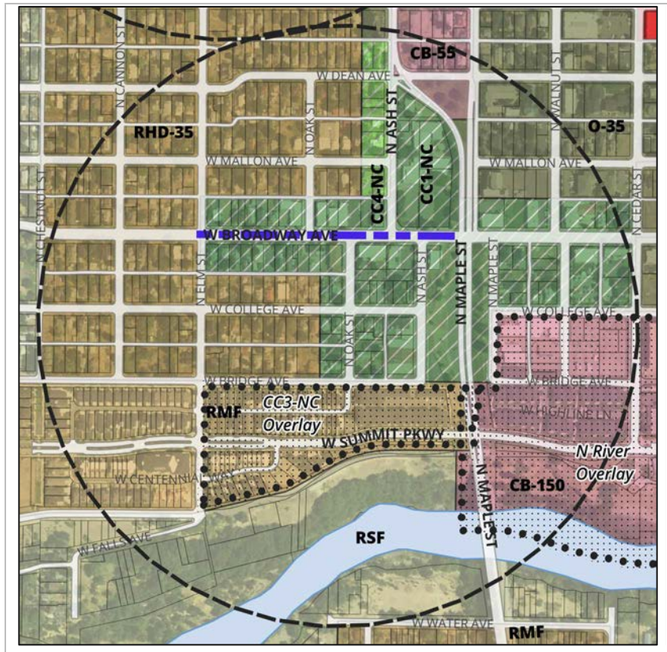




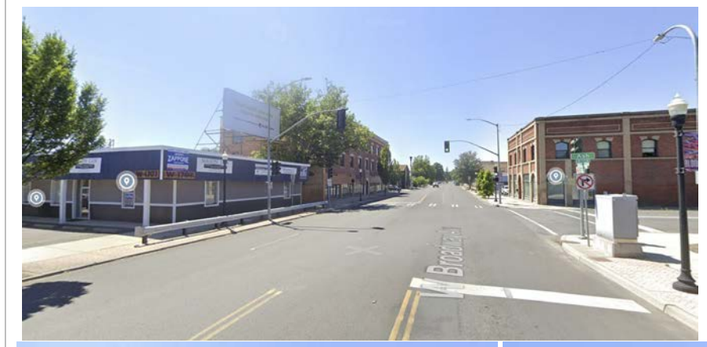
*Does not include single-family residential development

Average land value:	$6.09 per sf
Recent development (since 2003):	Retail: 11,980 sf

23. West Broadway – Neighborhood Center



Center and Corridor | Pedestrian Street | Vehicle Traffic (line width = volume) | Sidewalk | Bike Lane or Shared Path | Bus Stop | City Line Stop | Pavement | Unpaved Roads | City Park



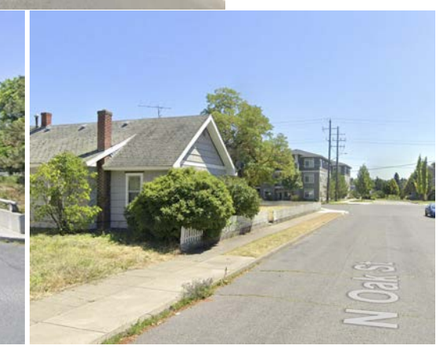
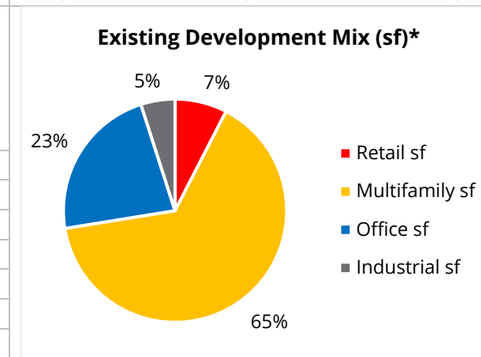
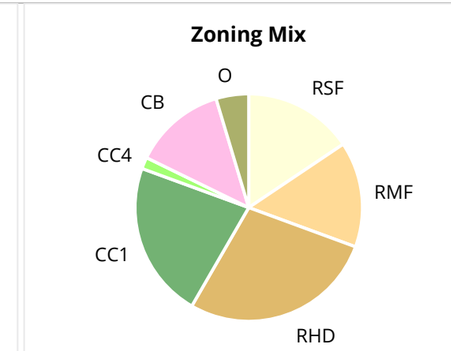


Image source 1-3: Google maps © 2023 Google.

Description: Small historic neighborhood center with limited activity. Seemingly in state of transition, with potential impact of recent Kendall Yards development immediately to the south and North River redevelopment to the east not yet realized. Grade separated N Maple St ROW cuts off connectivity, diverts pass-through traffic, and creates a gap in the build fabric. Some good bones for small walkable business district. Low-intensity existing uses. Limited traffic on Broadway, with no major crossroads, but an upcoming project to convert Ash St to two-way traffic will help.

Households	9.0 per acre
Development era	Pre-war. Average year built: 1941*. Maple St highway interrupts pre-war fabric.
Primary street	W Broadway Ave
Traffic / width	3,000 ADT / three lanes
Transit	Route 21, four buses per hour, east/west.
Walking conditions	Generally good – Maple St interrupts east/west connectivity.
Pedestrian streets	W Broadway Ave between N Elm St and N Maple St.
Parks nearby	Dutch Jake's Park, .4 acres at the west edge of center
Public schools nearby	TEC at Bryant alternative public high school. Holmes Elementary, 1 mile away.
Retail mix	Some small shops in main-street-style buildings on Broadway.
Residential mix	Low density and small middle housing in historic grid, higher densities to south in Kendall Yards.
Employment mix	Bail Bonds and legal offices cluster. School.
Major landowners	Laplante Properties International, Bridgeway Apartments LLC

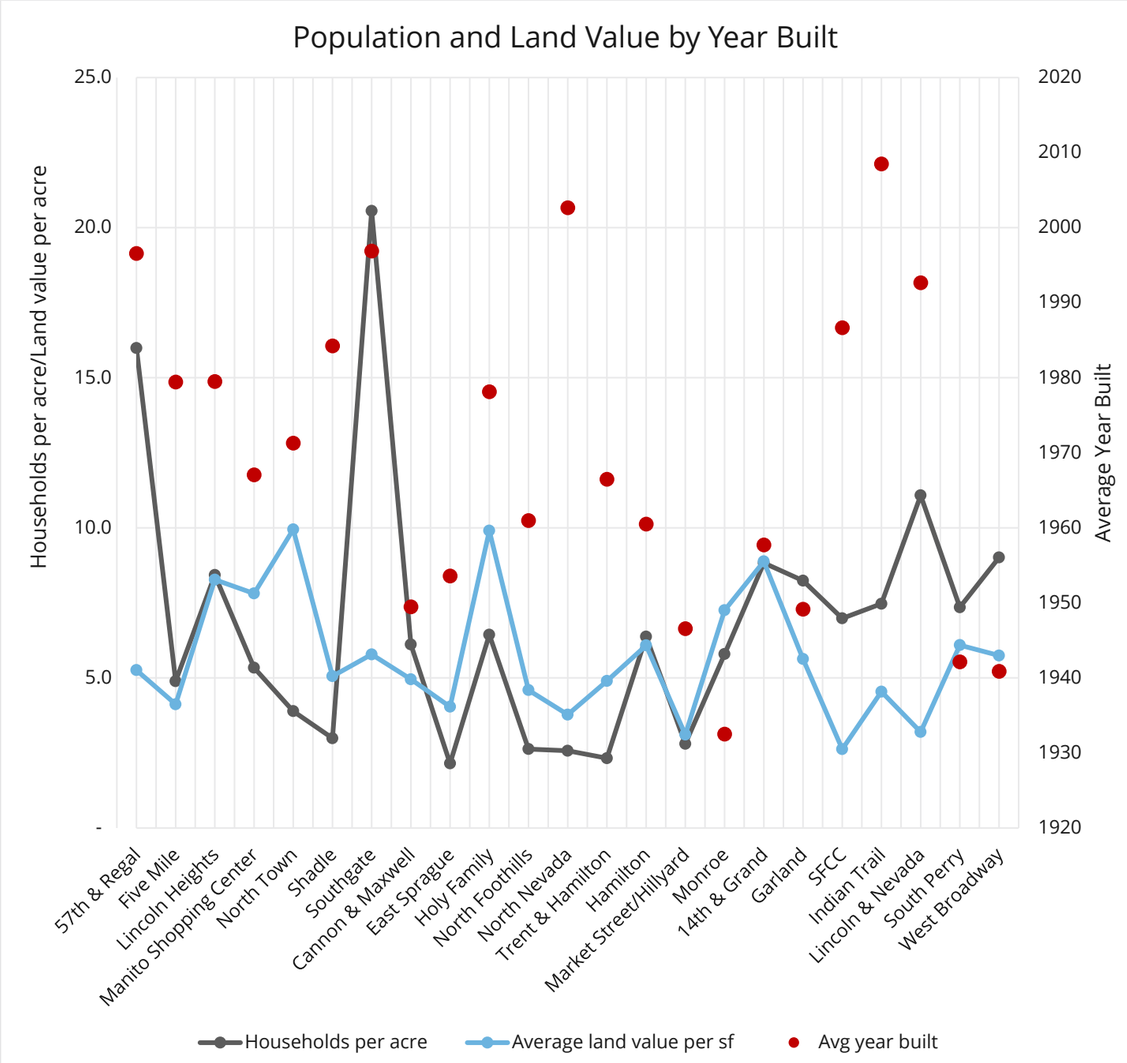


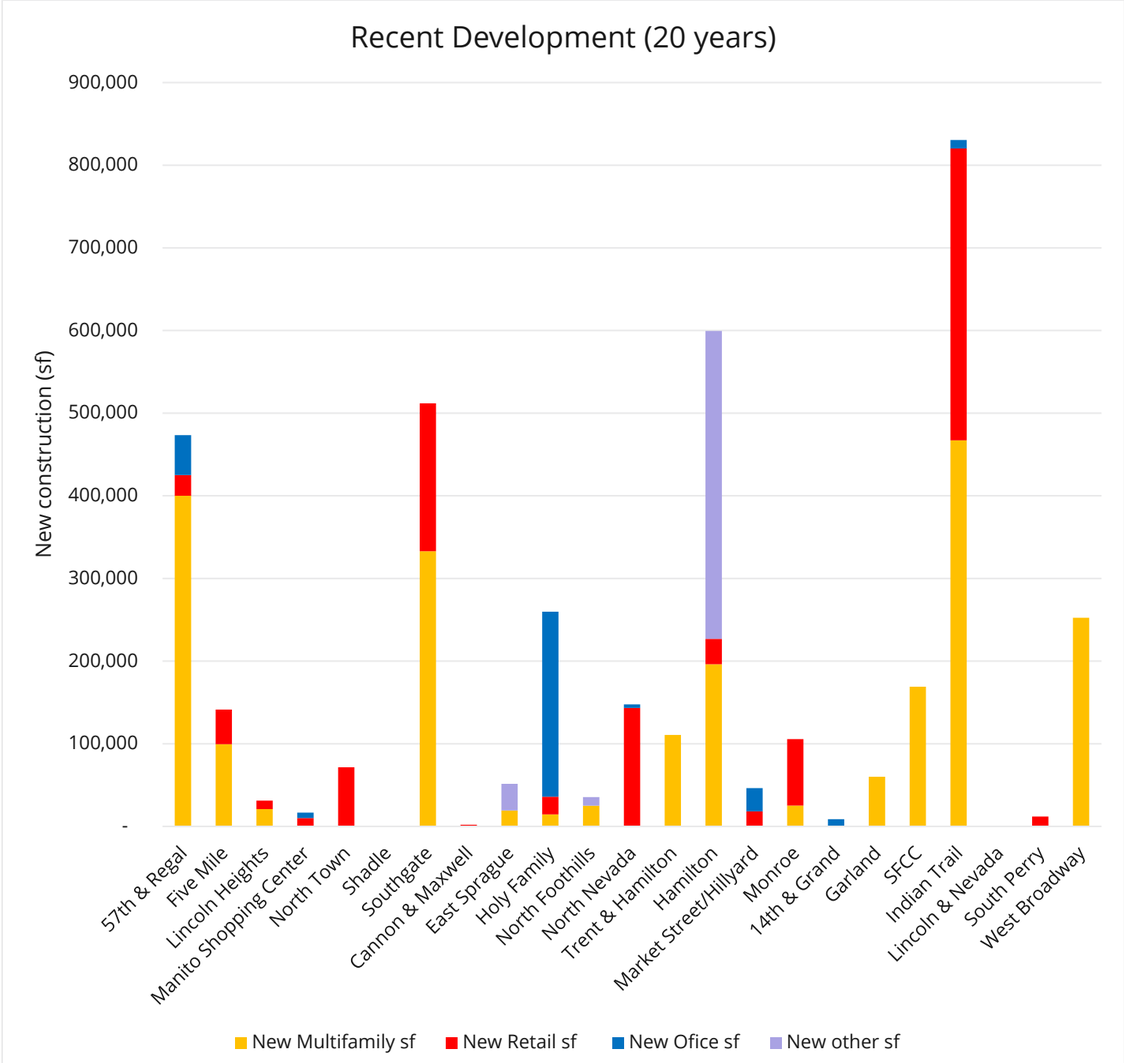


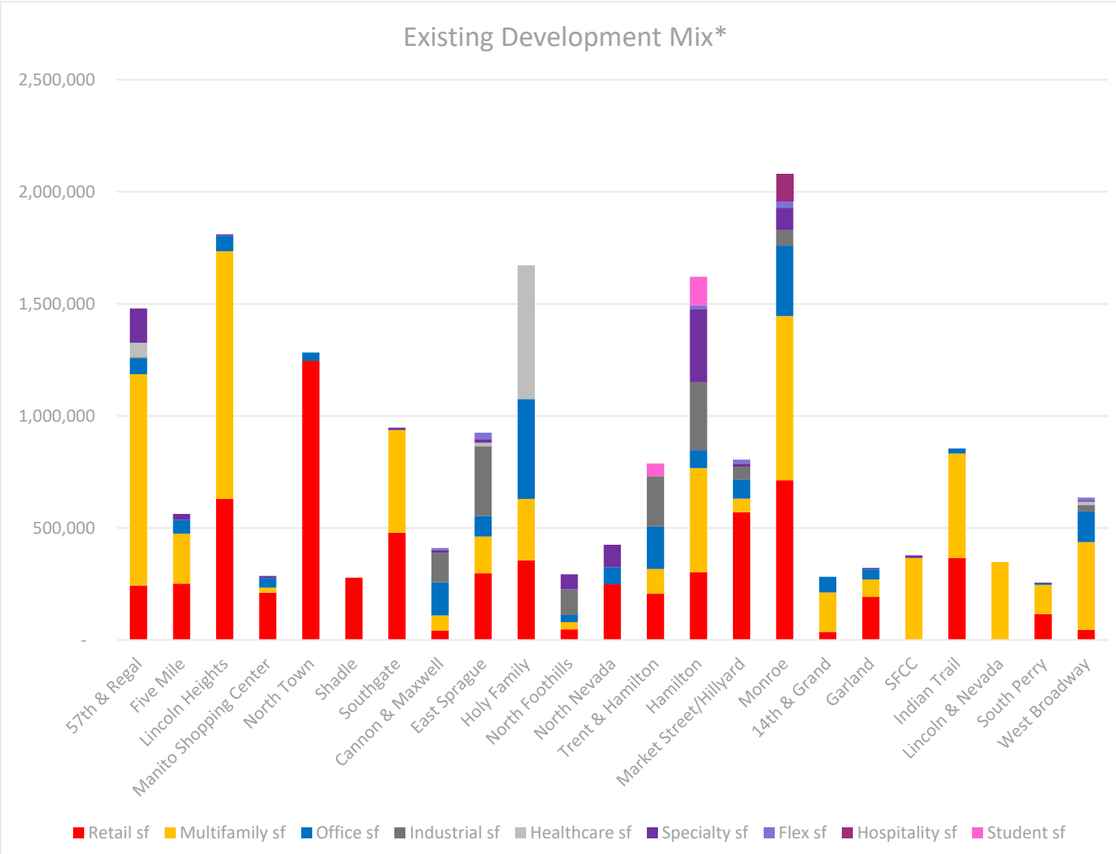
*Does not include single-family residential development

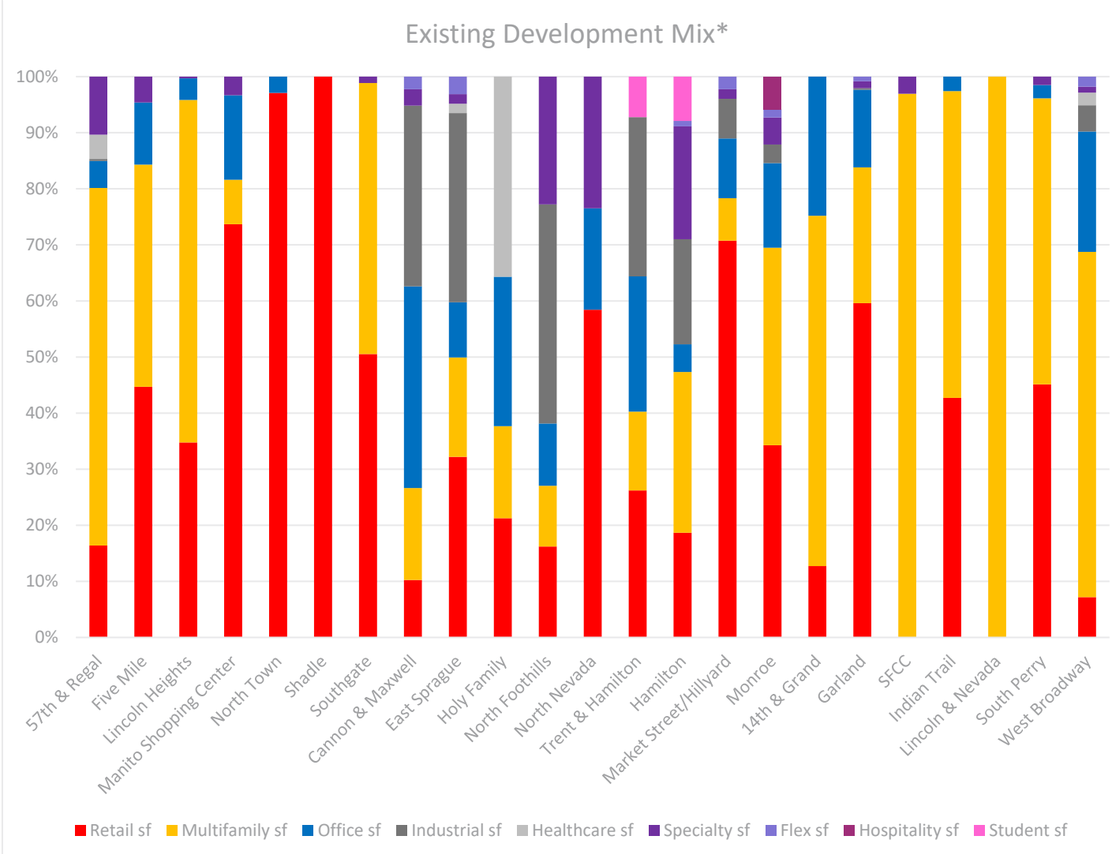
Average land value:	$5.75 per sf
Recent development (since 2003):	Multifamily: 252,480 sf

Comparison Graphs









*Does not include single-family residential development