



Spokane, WA Land Use Analysis

New Urban Mobility Alliance

Requested visualizations

- ❖ Housing estimate of homes taken out for freeway prep
- ❖ Walk access maps to key destinations: schools, healthcare, social centers, etc.
- ❖ Job centers, especially south of freeway
- ❖ Construction opportunities (vacant lots, commercial + underutilized lots)
- ❖ Environmental Justice around the highway

**How many homes were
removed for the I-90
Freeway?**

Pre and post I-90 parcels

Red line towards the top is I-90. We estimated **657 parcels** removed for I-90 just between Liberty Park and the easternmost border of East Central.



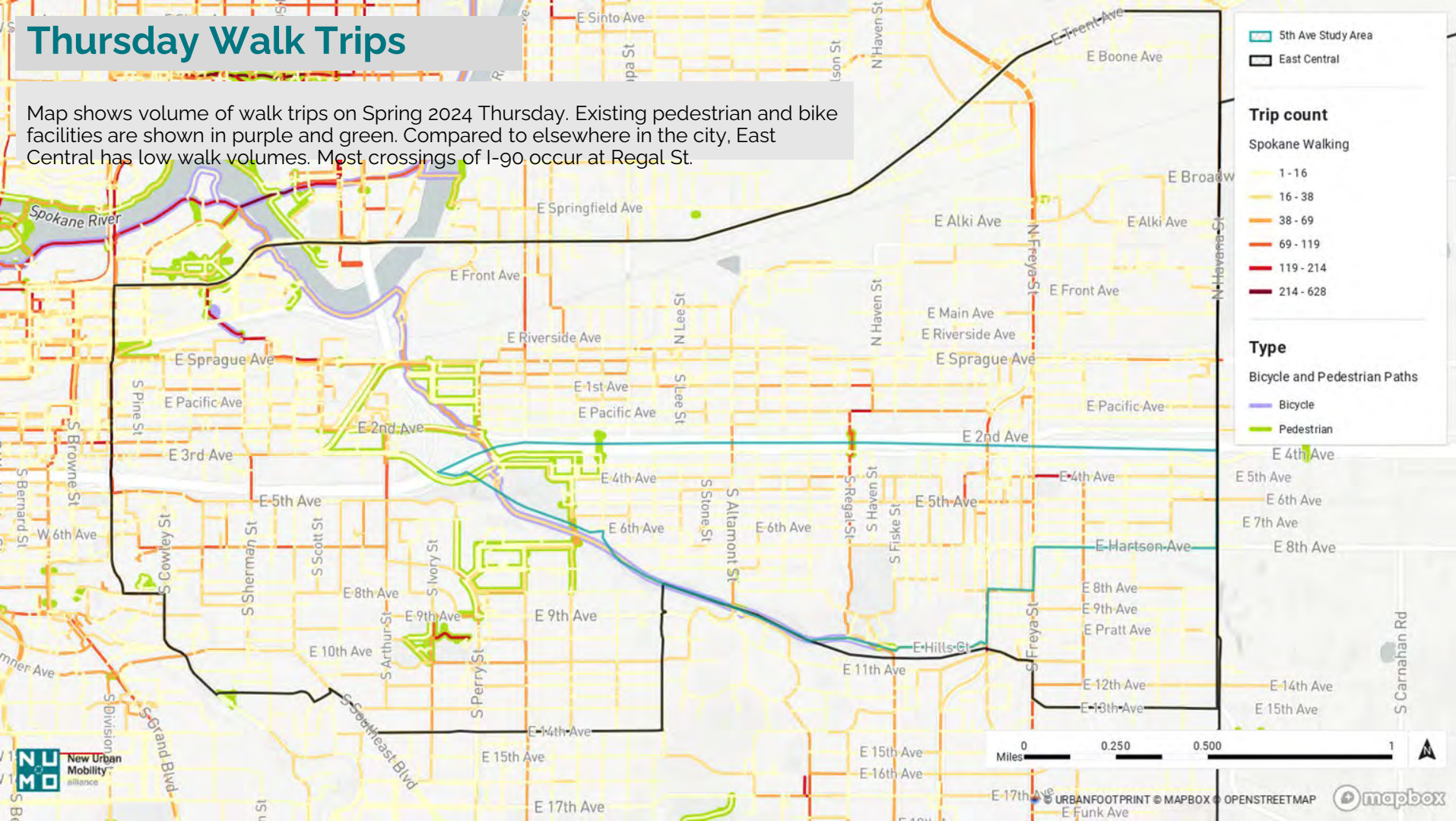
Pre I-90 parcels



Post I-90 parcels

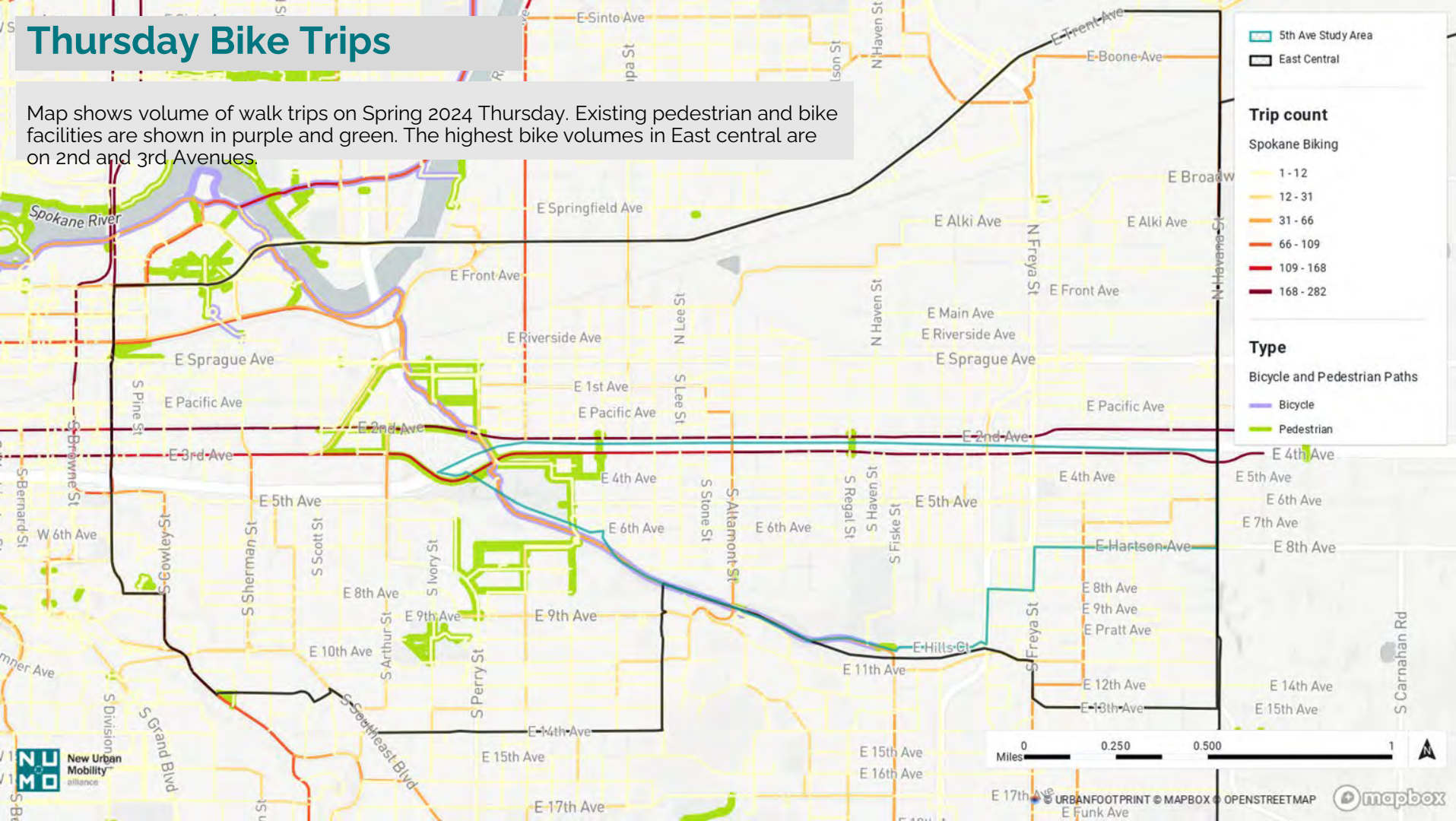
**What are the opportunities
around the walk and
bikesheds in East Central?**

Map shows volume of walk trips on Spring 2024 Thursday. Existing pedestrian and bike facilities are shown in purple and green. Compared to elsewhere in the city, East Central has low walk volumes. Most crossings of I-90 occur at Regal St.



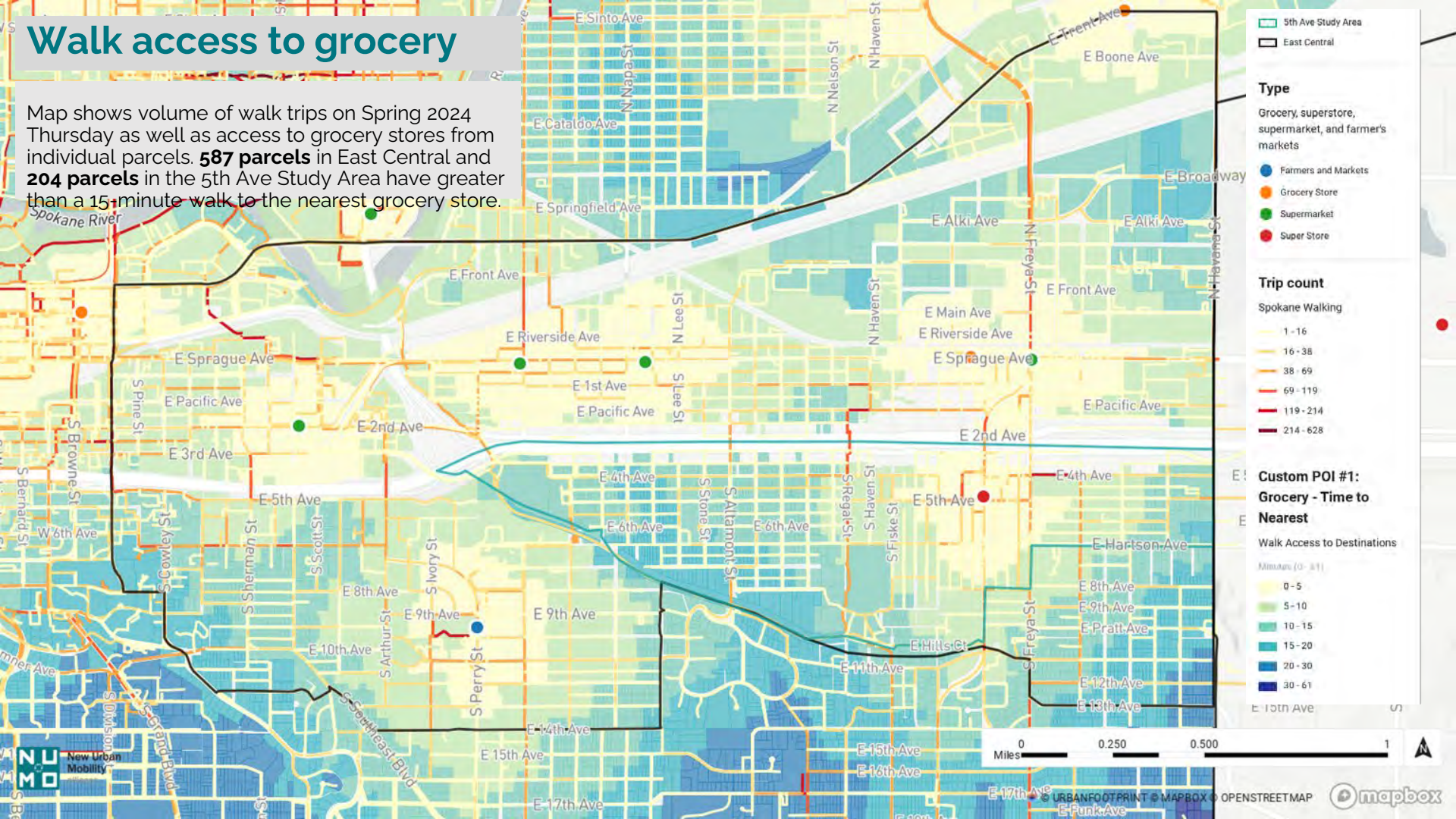
Thursday Bike Trips

Map shows volume of walk trips on Spring 2024 Thursday. Existing pedestrian and bike facilities are shown in purple and green. The highest bike volumes in East central are on 2nd and 3rd Avenues.



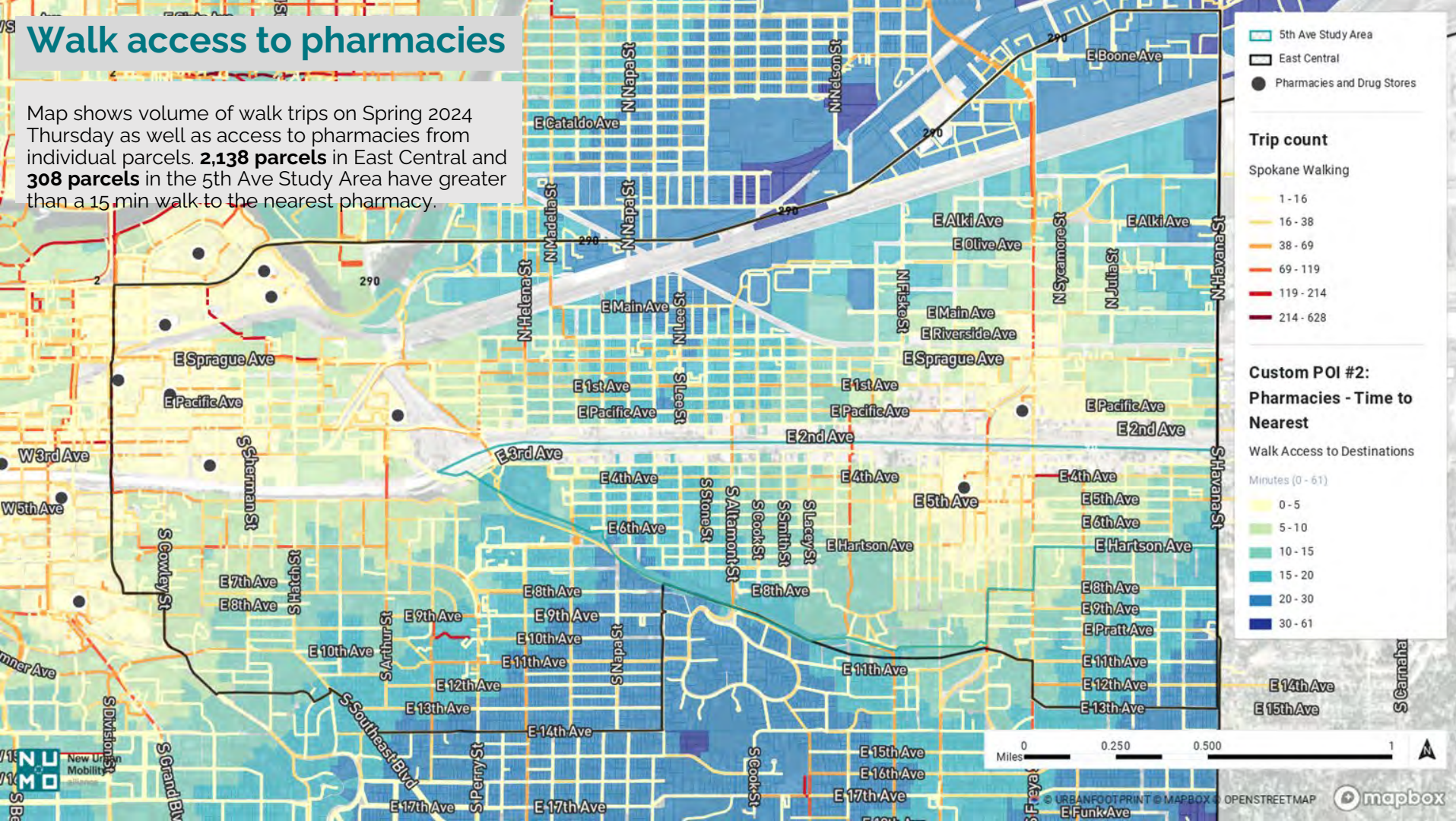
Walk access to grocery

Map shows volume of walk trips on Spring 2024 Thursday as well as access to grocery stores from individual parcels. **587 parcels** in East Central and **204 parcels** in the 5th Ave Study Area have greater than a 15-minute walk to the nearest grocery store.



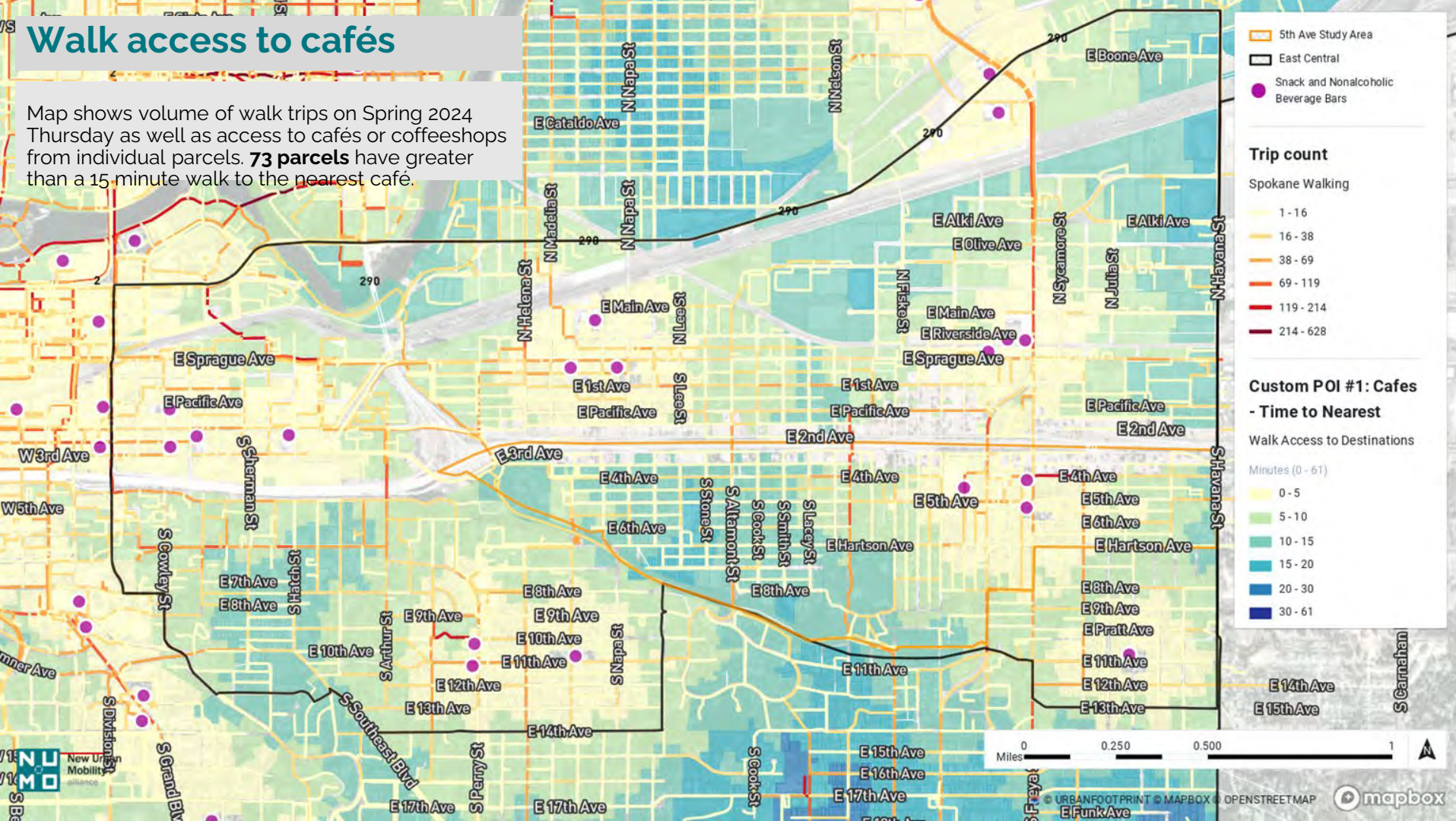
Walk access to pharmacies

Map shows volume of walk trips on Spring 2024 Thursday as well as access to pharmacies from individual parcels. **2,138 parcels** in East Central and **308 parcels** in the 5th Ave Study Area have greater than a 15 min walk to the nearest pharmacy.



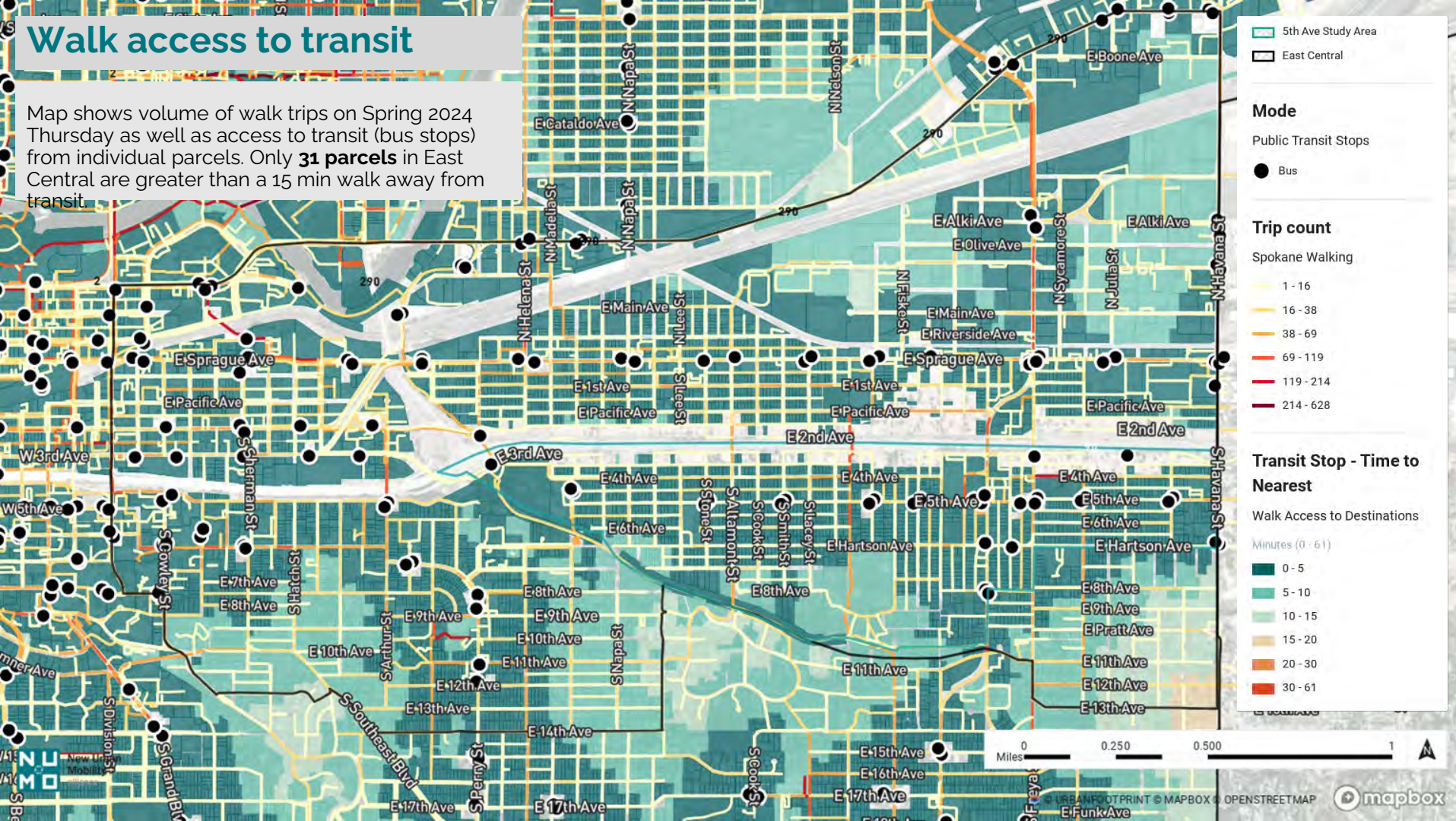
Walk access to cafés

Map shows volume of walk trips on Spring 2024 Thursday as well as access to cafés or coffeeshops from individual parcels. **73 parcels** have greater than a 15-minute walk to the nearest café.



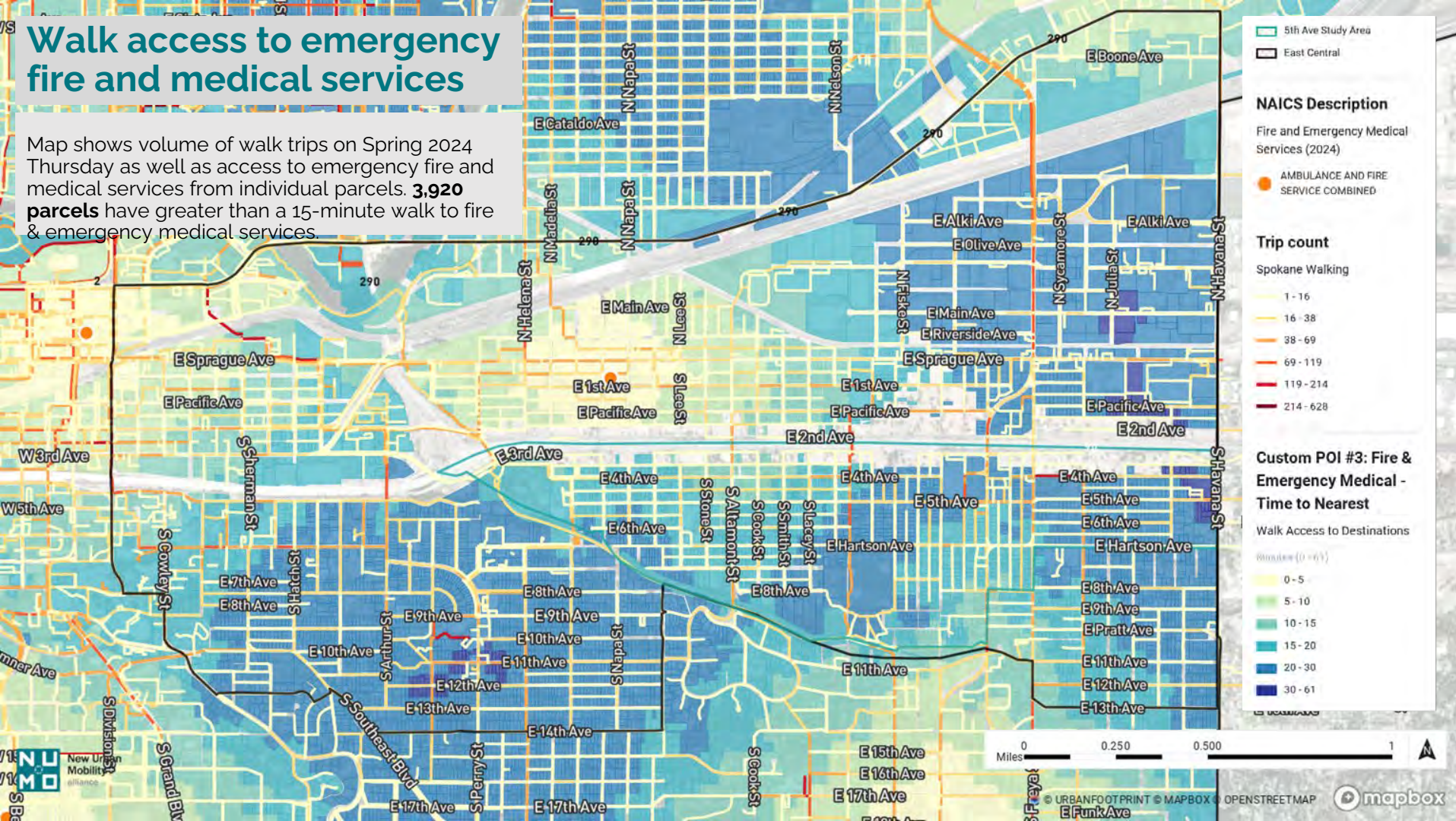
Walk access to transit

Map shows volume of walk trips on Spring 2024 Thursday as well as access to transit (bus stops) from individual parcels. Only **31 parcels** in East Central are greater than a 15 min walk away from transit.



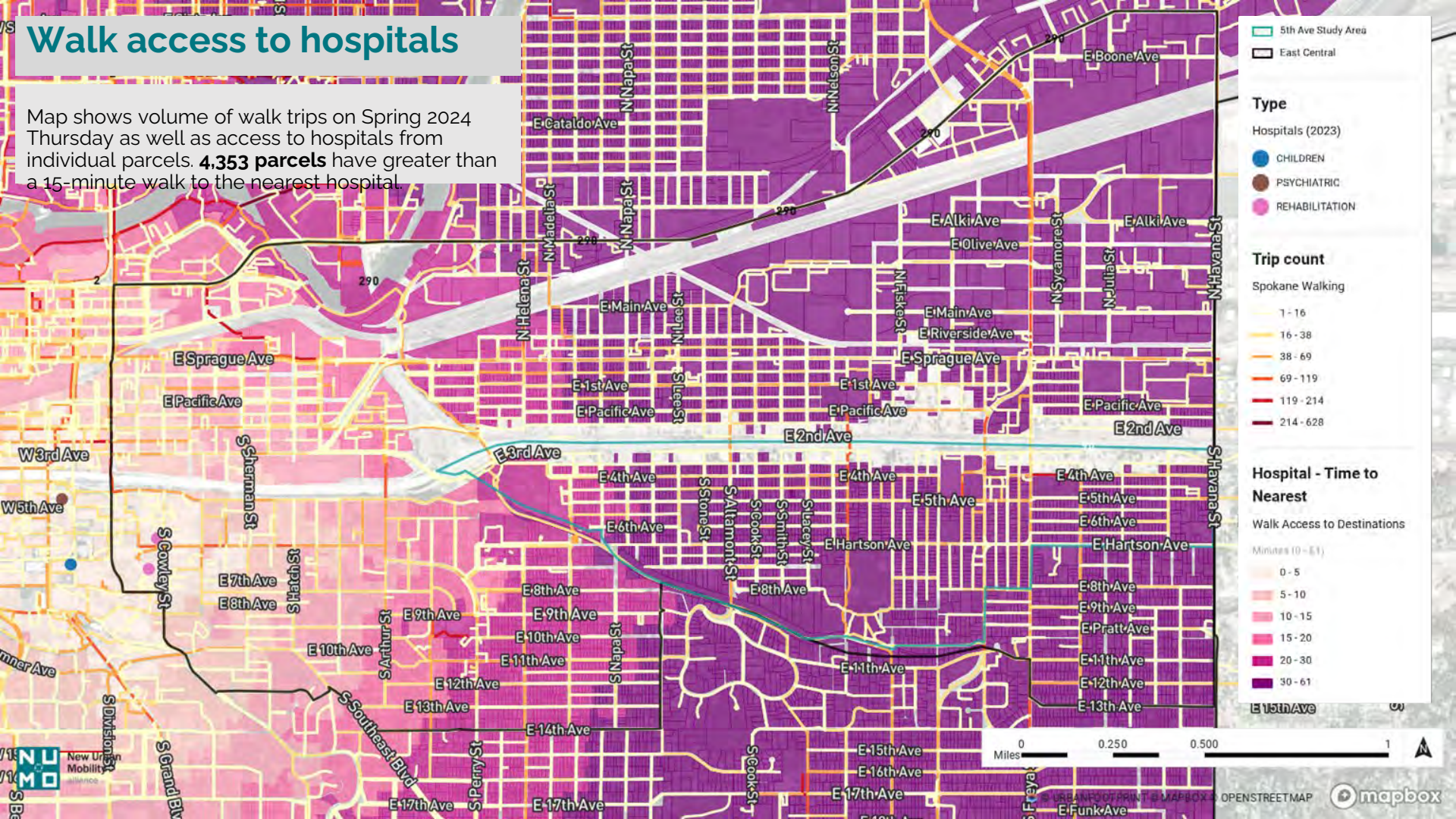
Walk access to emergency fire and medical services

Map shows volume of walk trips on Spring 2024 Thursday as well as access to emergency fire and medical services from individual parcels. **3,920 parcels** have greater than a 15-minute walk to fire & emergency medical services.



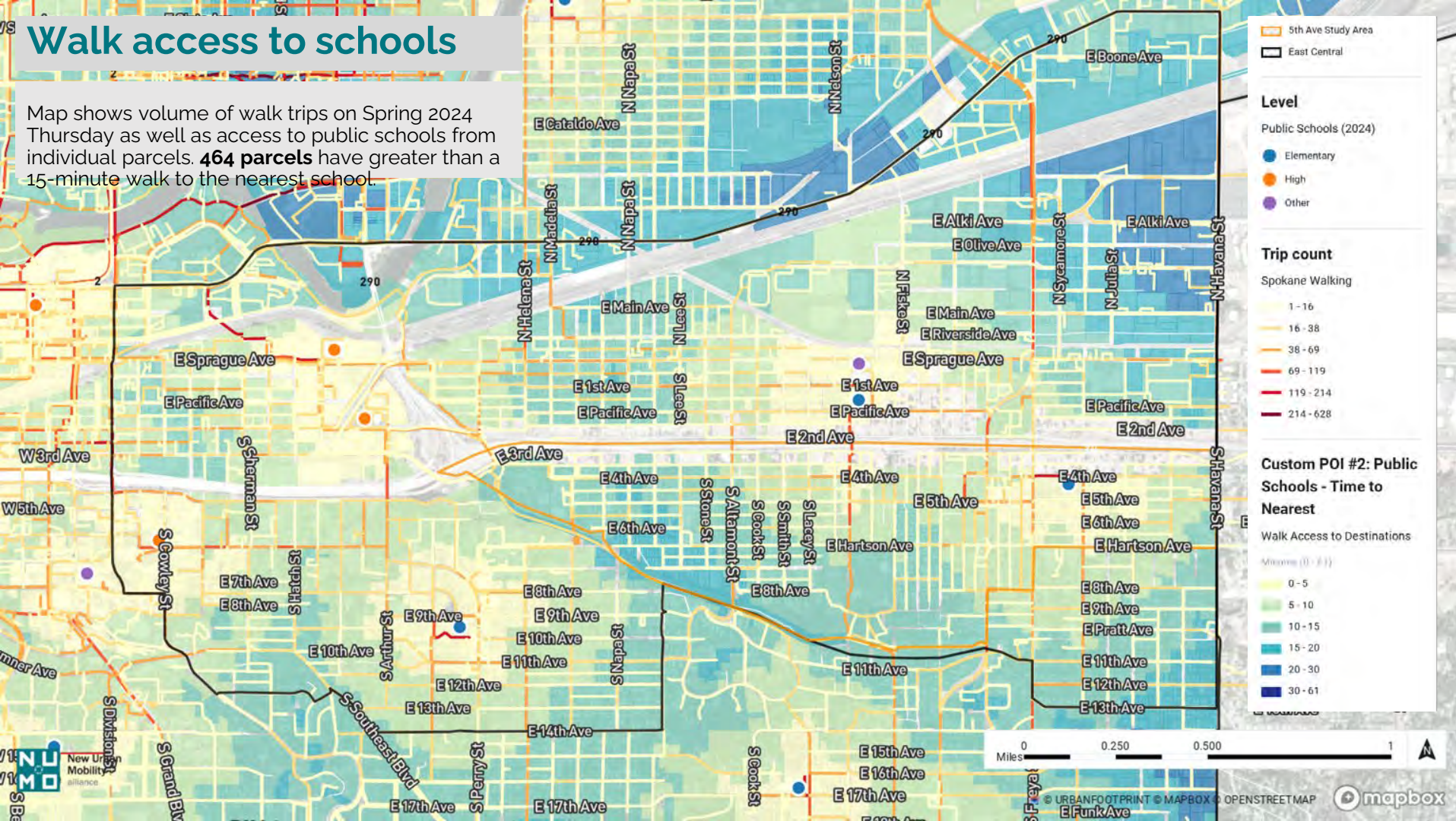
Walk access to hospitals

Map shows volume of walk trips on Spring 2024 Thursday as well as access to hospitals from individual parcels. **4,353 parcels** have greater than a 15-minute walk to the nearest hospital.



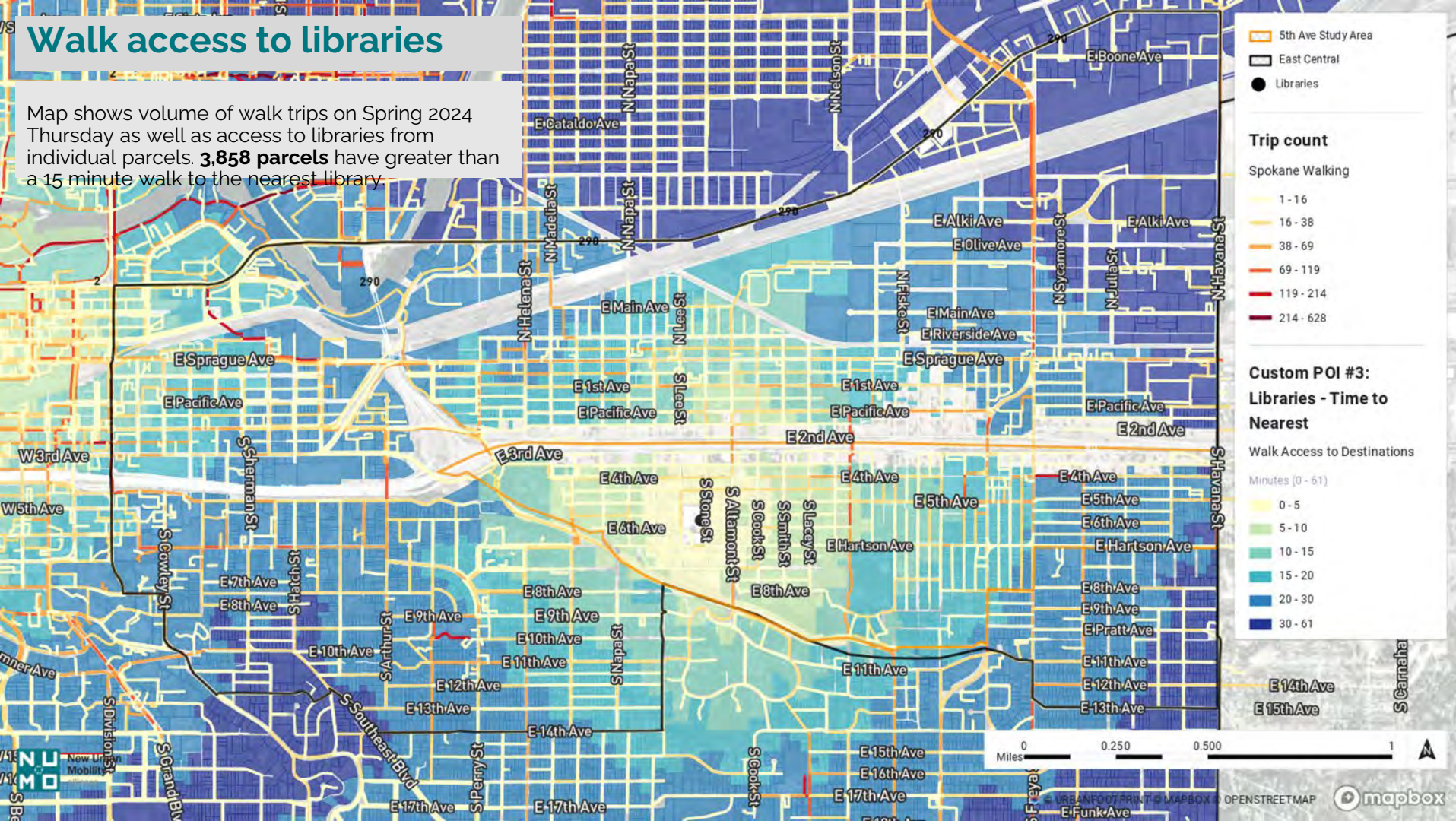
Walk access to schools

Map shows volume of walk trips on Spring 2024 Thursday as well as access to public schools from individual parcels. **464 parcels** have greater than a 15-minute walk to the nearest school.



Walk access to libraries

Map shows volume of walk trips on Spring 2024 Thursday as well as access to libraries from individual parcels. **3,858 parcels** have greater than a 15 minute walk to the nearest library.



Walk access to park acreage

Map shows volume of walk trips on Spring '24 Thursday as well as access to park acreage from individual parcels. The [American Planning Association recommends](#) 1 acre of park per 100 people. East Central population is ~10,984 people with 42.62 acres of park. To get to the recommendation, East Central would need ~110 acres of park total and 63 additional acres.

Trip count

Spokane Walking

- 1 - 16
- 16 - 38
- 38 - 69
- 69 - 119
- 119 - 214
- 214 - 628

Park Area within 15 minutes

Walk Access to Park Acreage

Acres (0 - 254.861)

- 0 - 11.495
- 11.495 - 28.069
- 28.069 - 50.164
- 50.164 - 81.489
- 81.489 - 123.58
- 123.58 - 254.861

Legend:

- 5th Ave Study Area
- East Central
- Parks (2023)

Scale: 0 to 1 Miles

Map Data: © URBANFOOTPRINT © MAPBOX © OPENSTREETMAP

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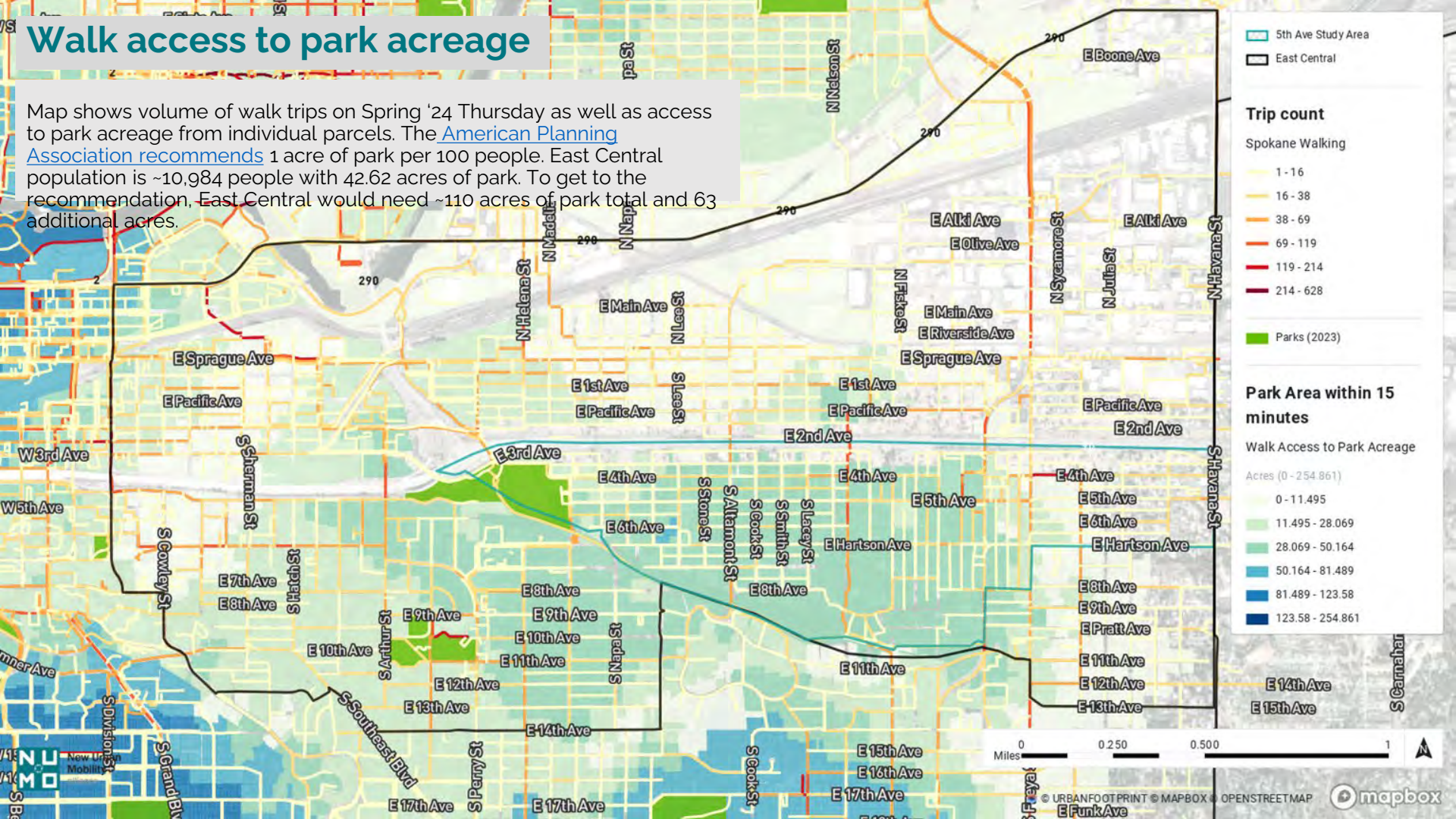
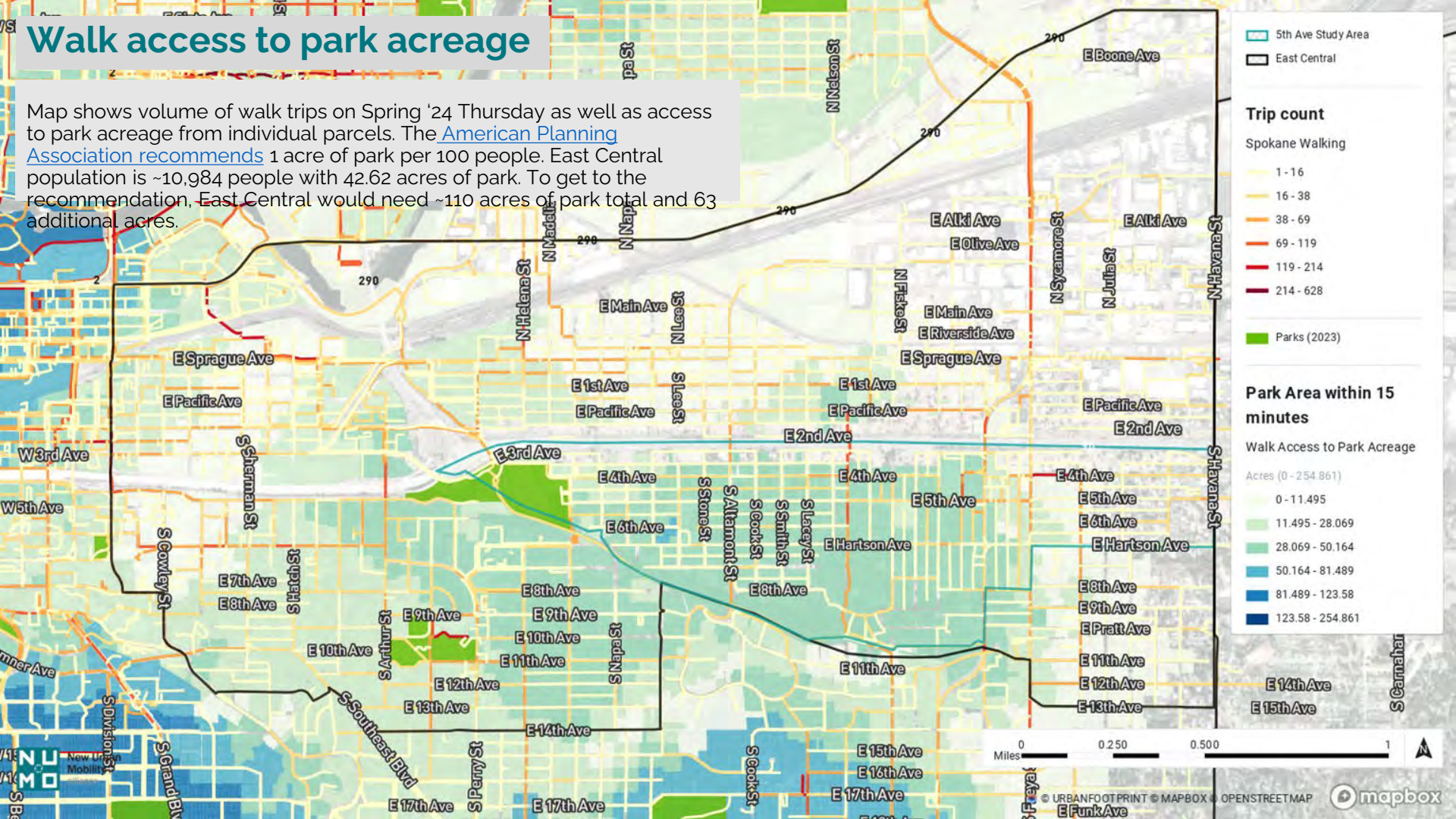
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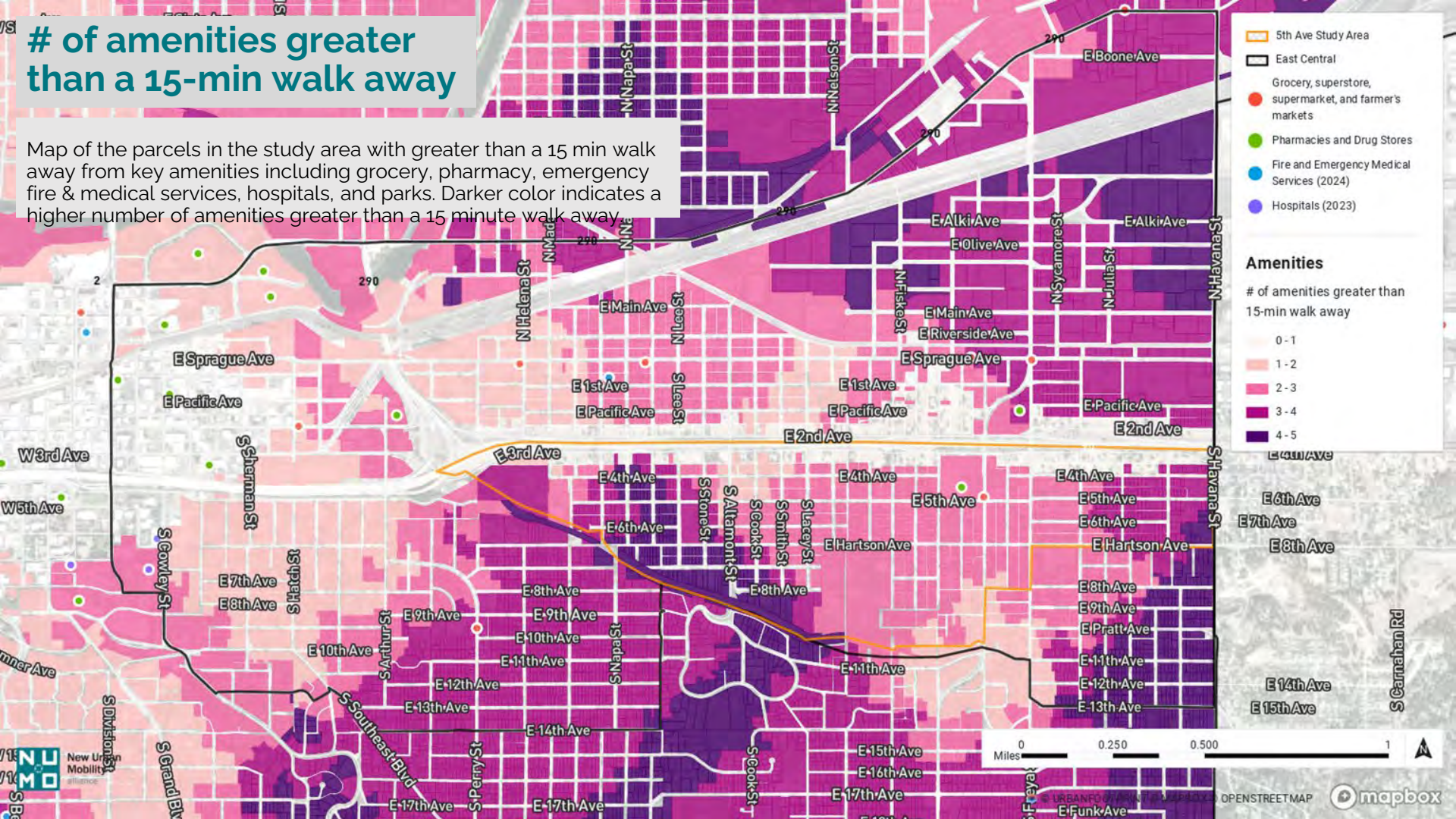
Scale: 0 to 1 Miles

Map Data: © URBANFOOTPRINT © MAPBOX © OPENSTREETMAP



of amenities greater than a 15-min walk away

Map of the parcels in the study area with greater than a 15 min walk away from key amenities including grocery, pharmacy, emergency fire & medical services, hospitals, and parks. Darker color indicates a higher number of amenities greater than a 15 minute walk away.

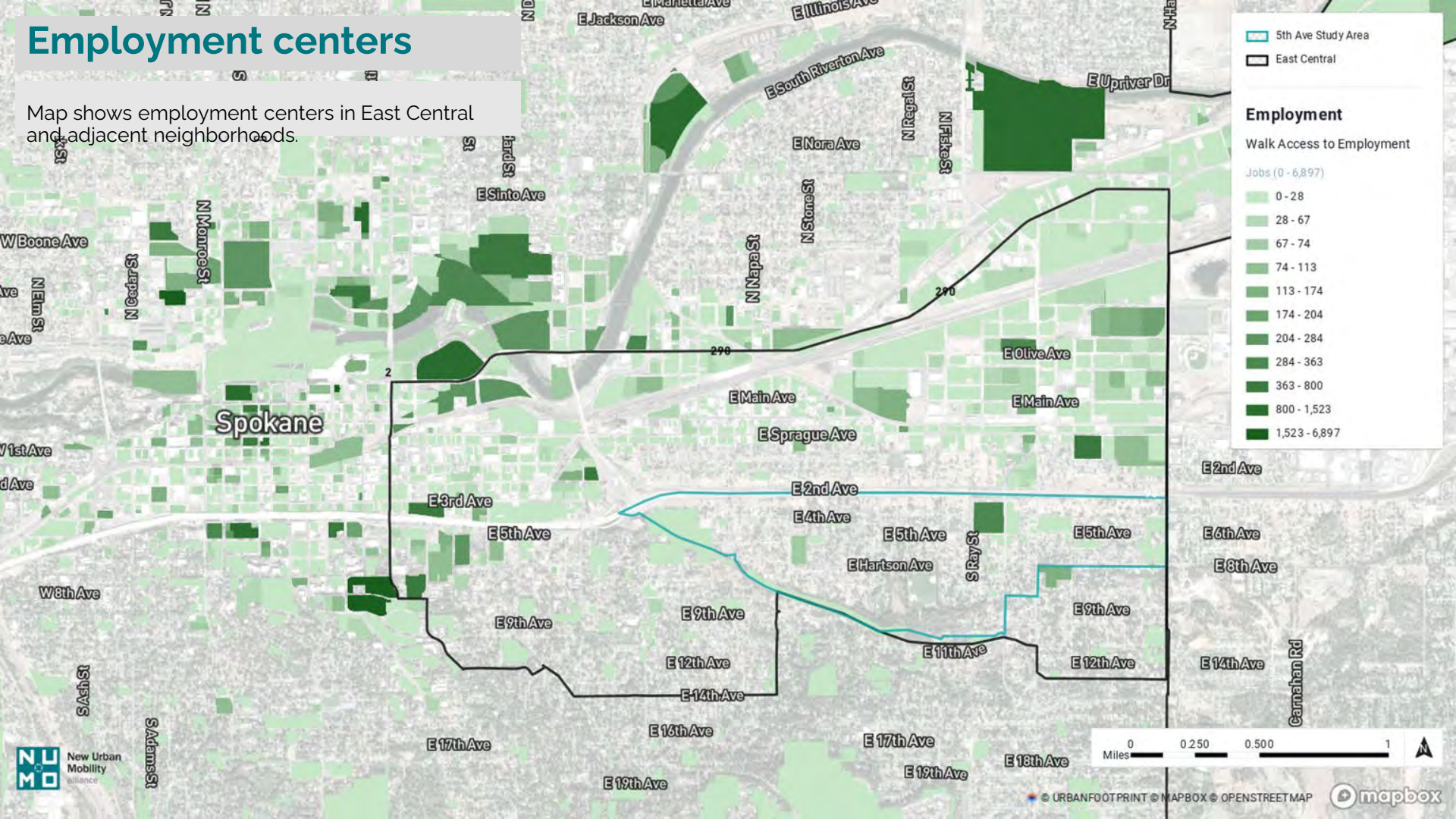




**Where are job centers and
how accessible are they?**

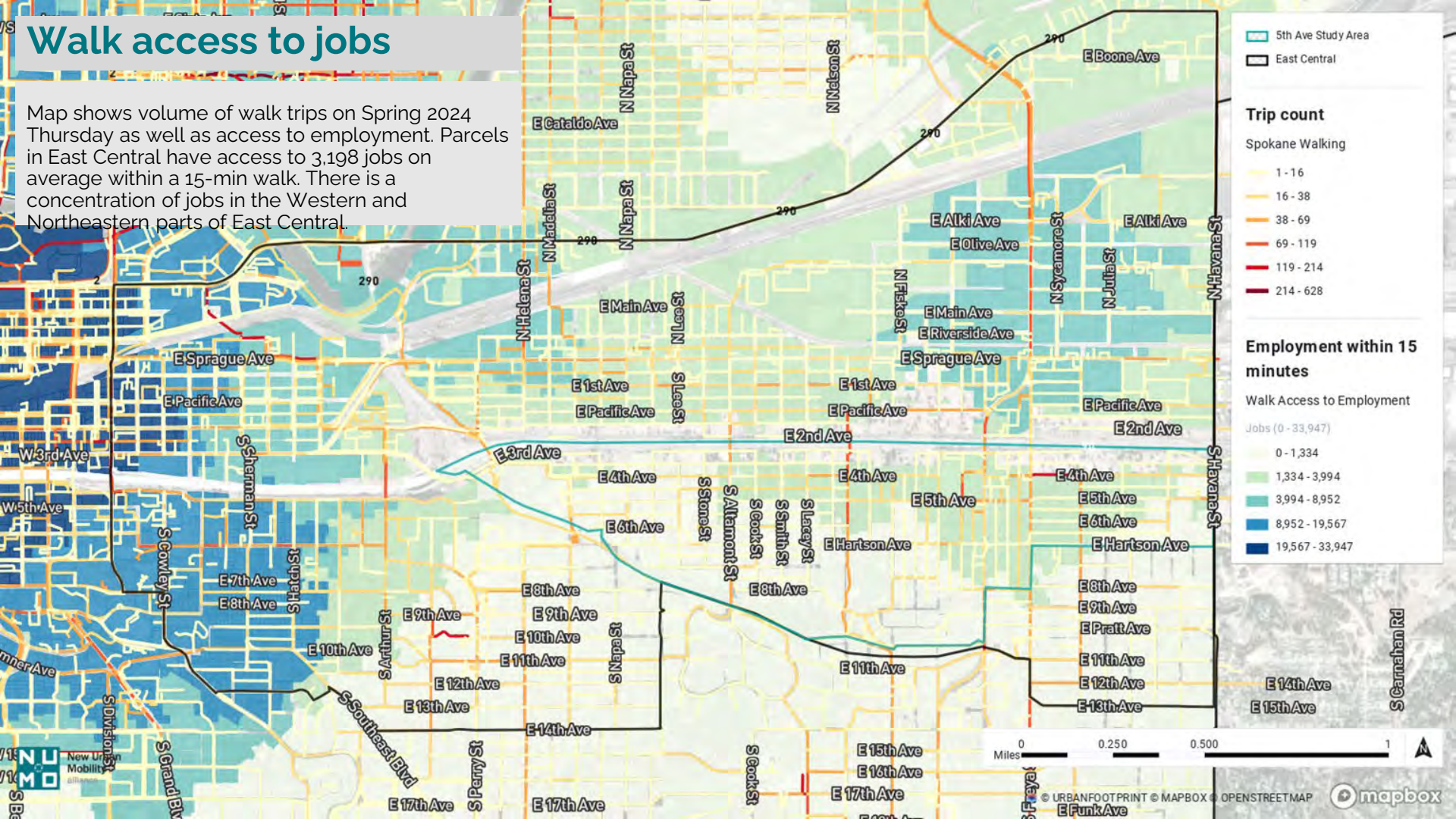
Employment centers

Map shows employment centers in East Central and adjacent neighborhoods.



Walk access to jobs

Map shows volume of walk trips on Spring 2024 Thursday as well as access to employment. Parcels in East Central have access to 3,198 jobs on average within a 15-min walk. There is a concentration of jobs in the Western and Northeastern parts of East Central.

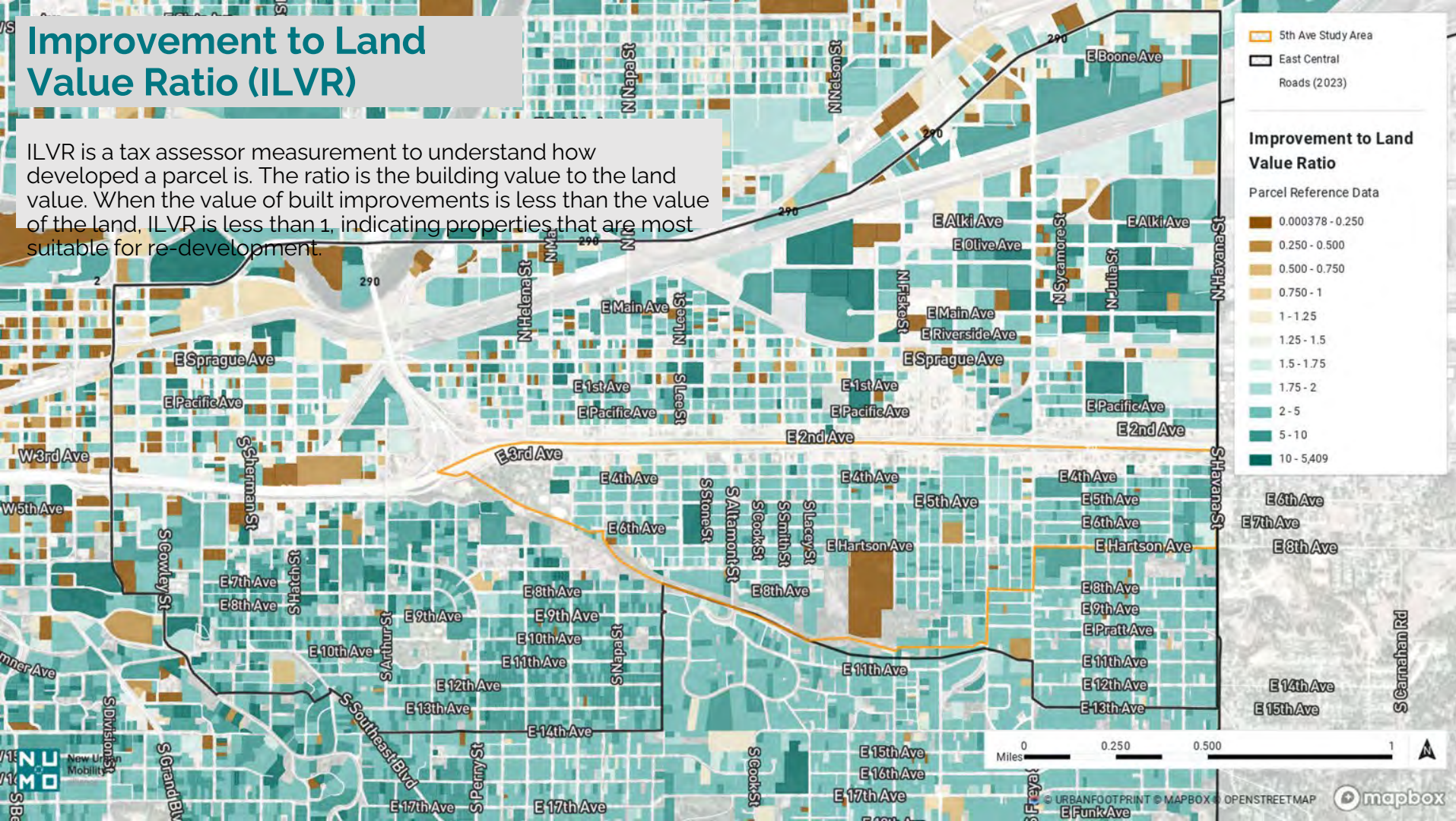




Where are there construction opportunities in East Central?

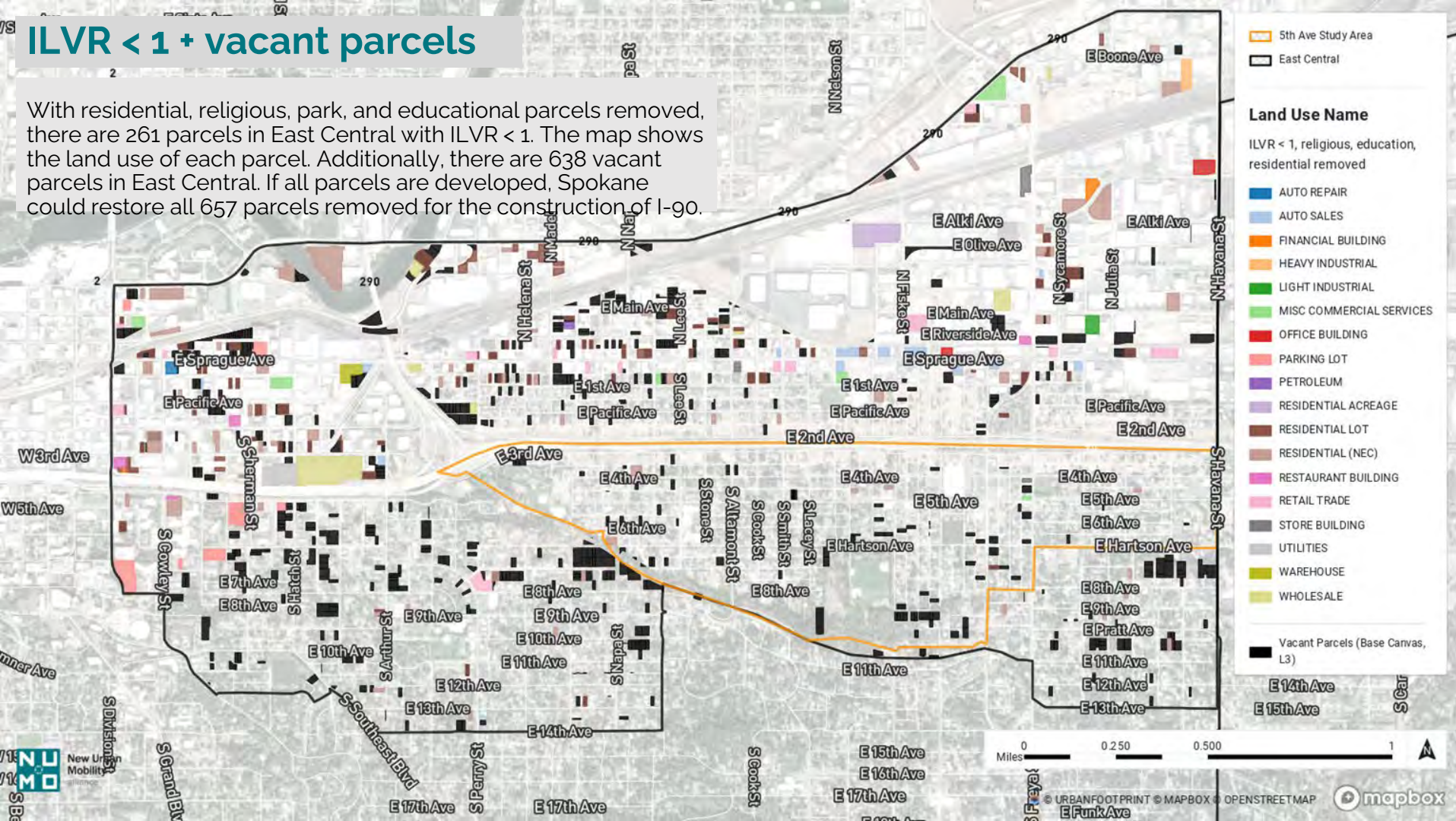
Improvement to Land Value Ratio (ILVR)

ILVR is a tax assessor measurement to understand how developed a parcel is. The ratio is the building value to the land value. When the value of built improvements is less than the value of the land, ILVR is less than 1, indicating properties that are most suitable for re-development.



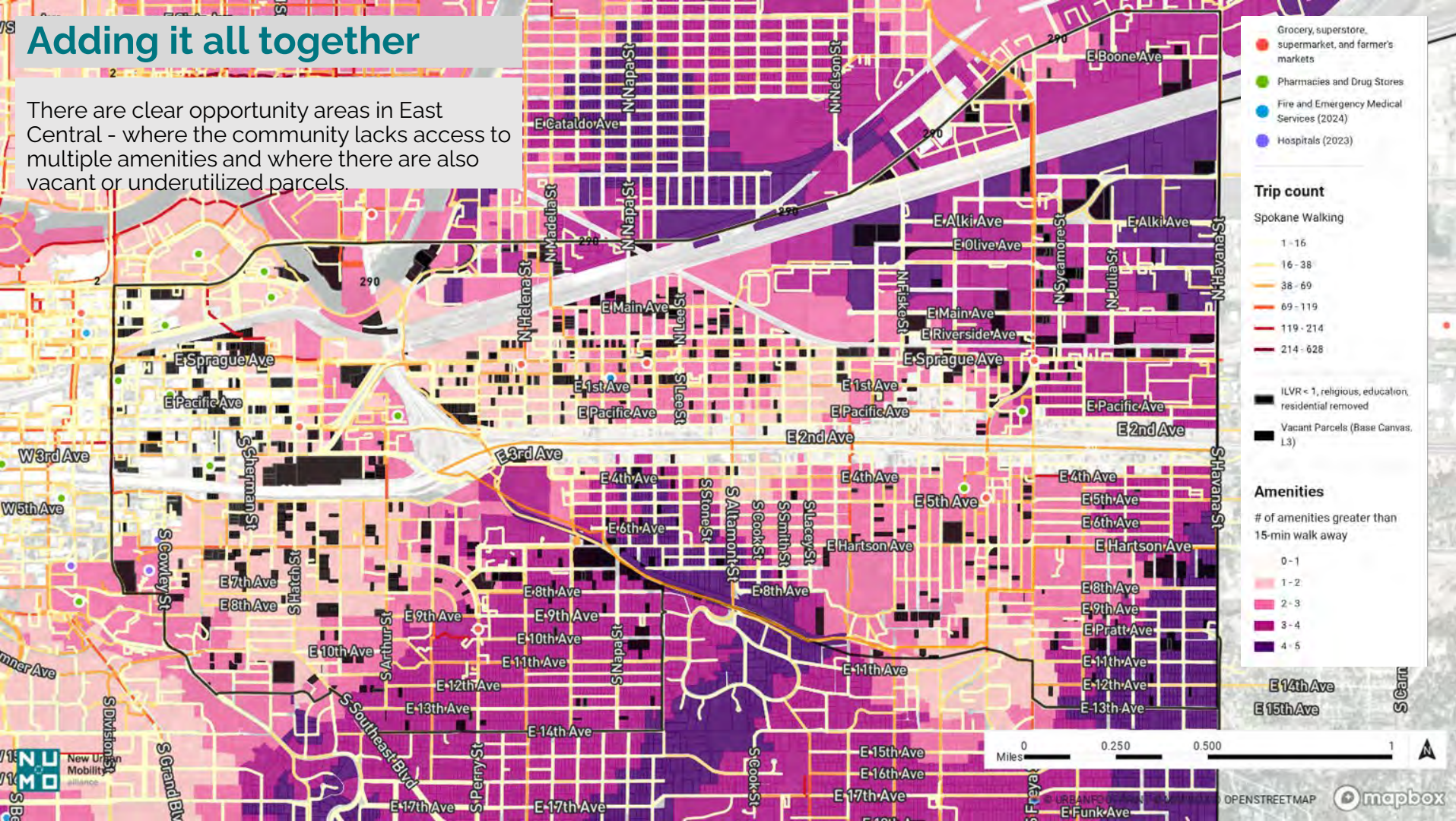
ILVR < 1 + vacant parcels

With residential, religious, park, and educational parcels removed, there are 261 parcels in East Central with ILVR < 1. The map shows the land use of each parcel. Additionally, there are 638 vacant parcels in East Central. If all parcels are developed, Spokane could restore all 657 parcels removed for the construction of I-90.



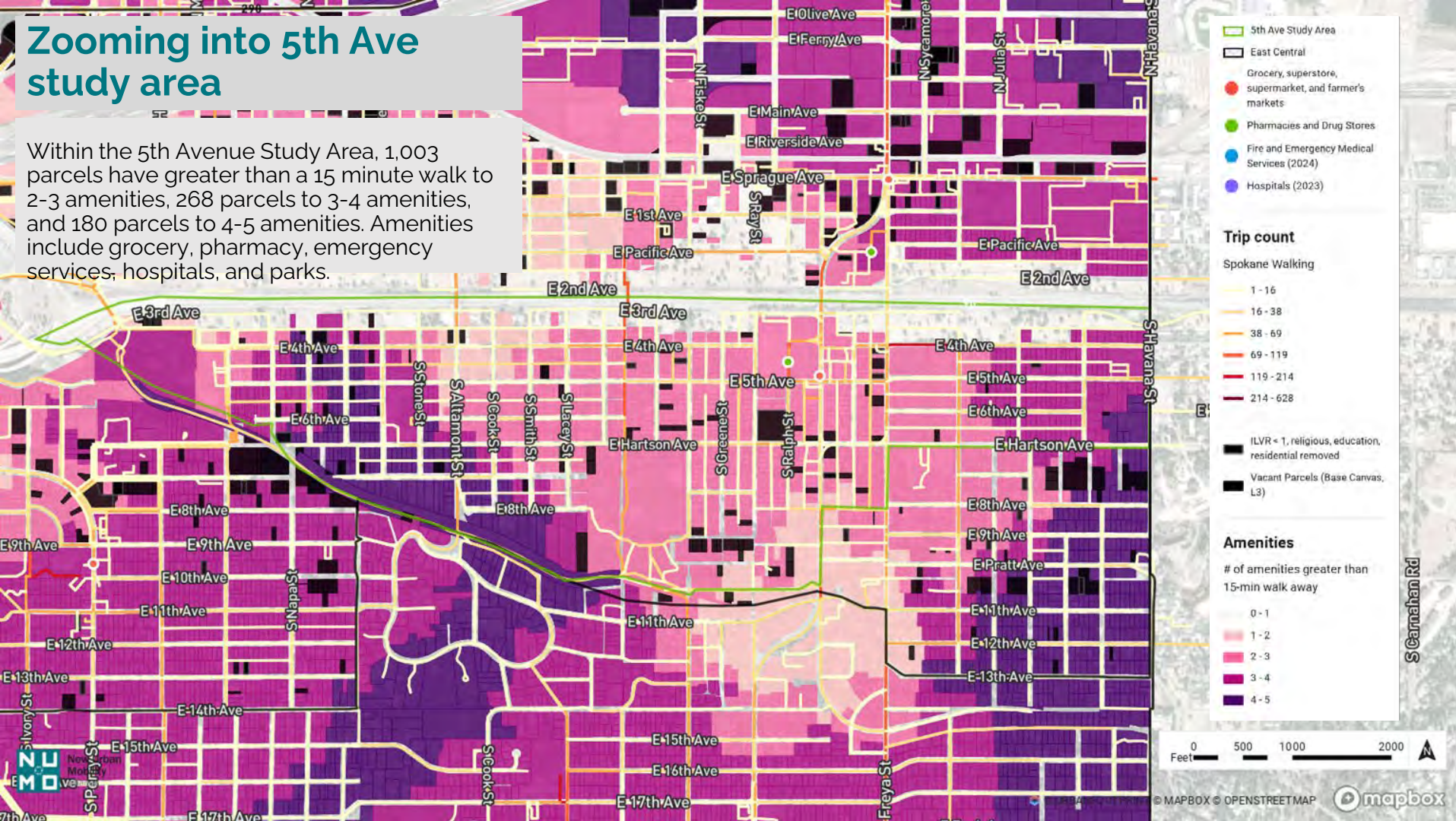
There are clear opportunity areas in East Central - where the community lacks access to multiple amenities and where there are also vacant or underutilized parcels.

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Zooming into 5th Ave study area

Within the 5th Avenue Study Area, 1,003 parcels have greater than a 15 minute walk to 2-3 amenities, 268 parcels to 3-4 amenities, and 180 parcels to 4-5 amenities. Amenities include grocery, pharmacy, emergency services, hospitals, and parks.

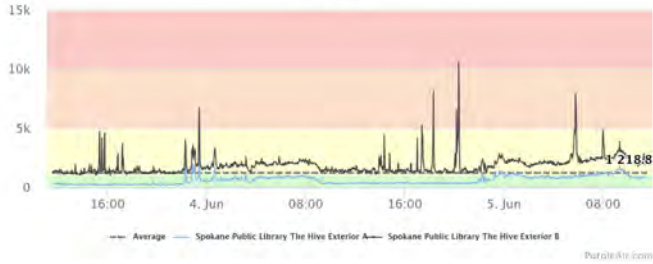


Environmental Justice & Highways

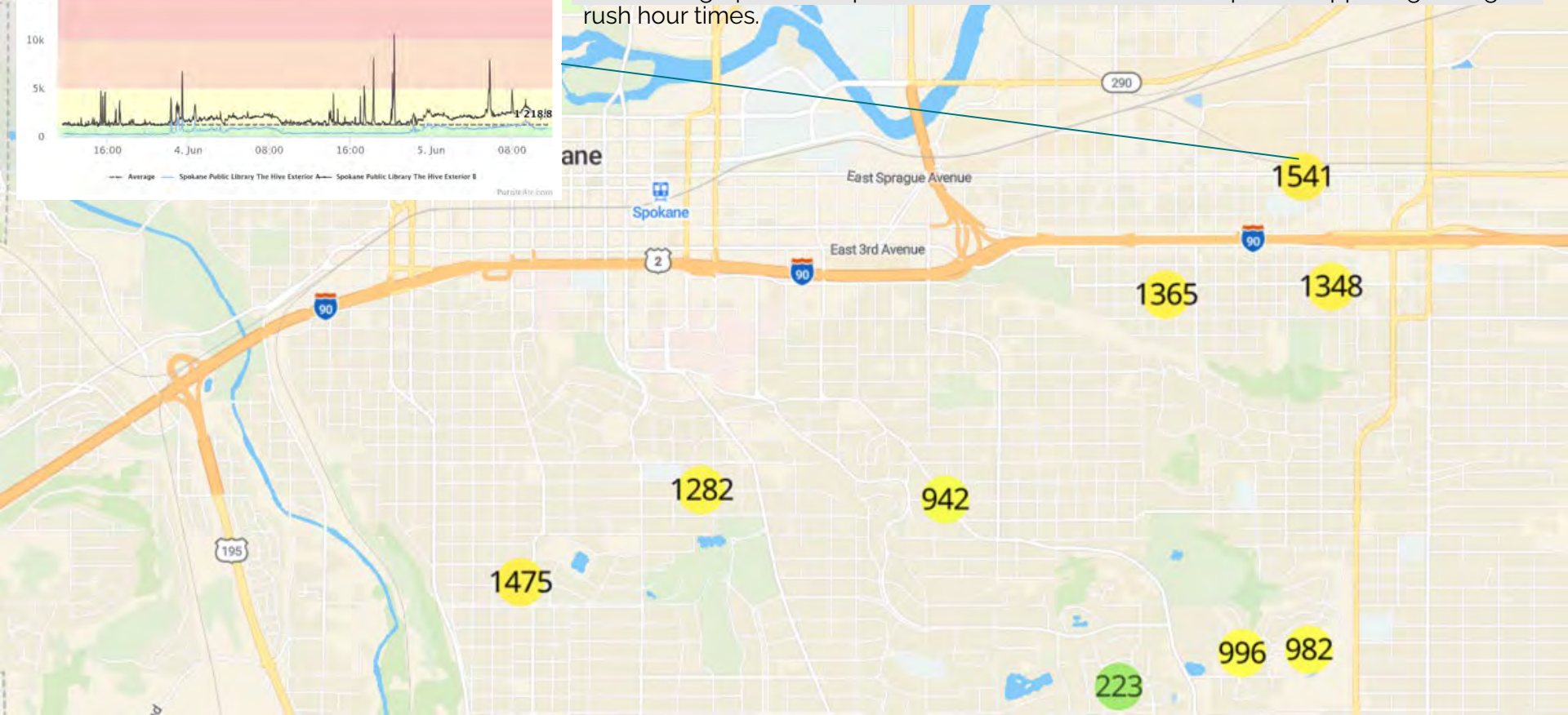
Fine Particulate Matter

Particles $\geq 0.3\mu\text{m}$ particles / dL

Real-time

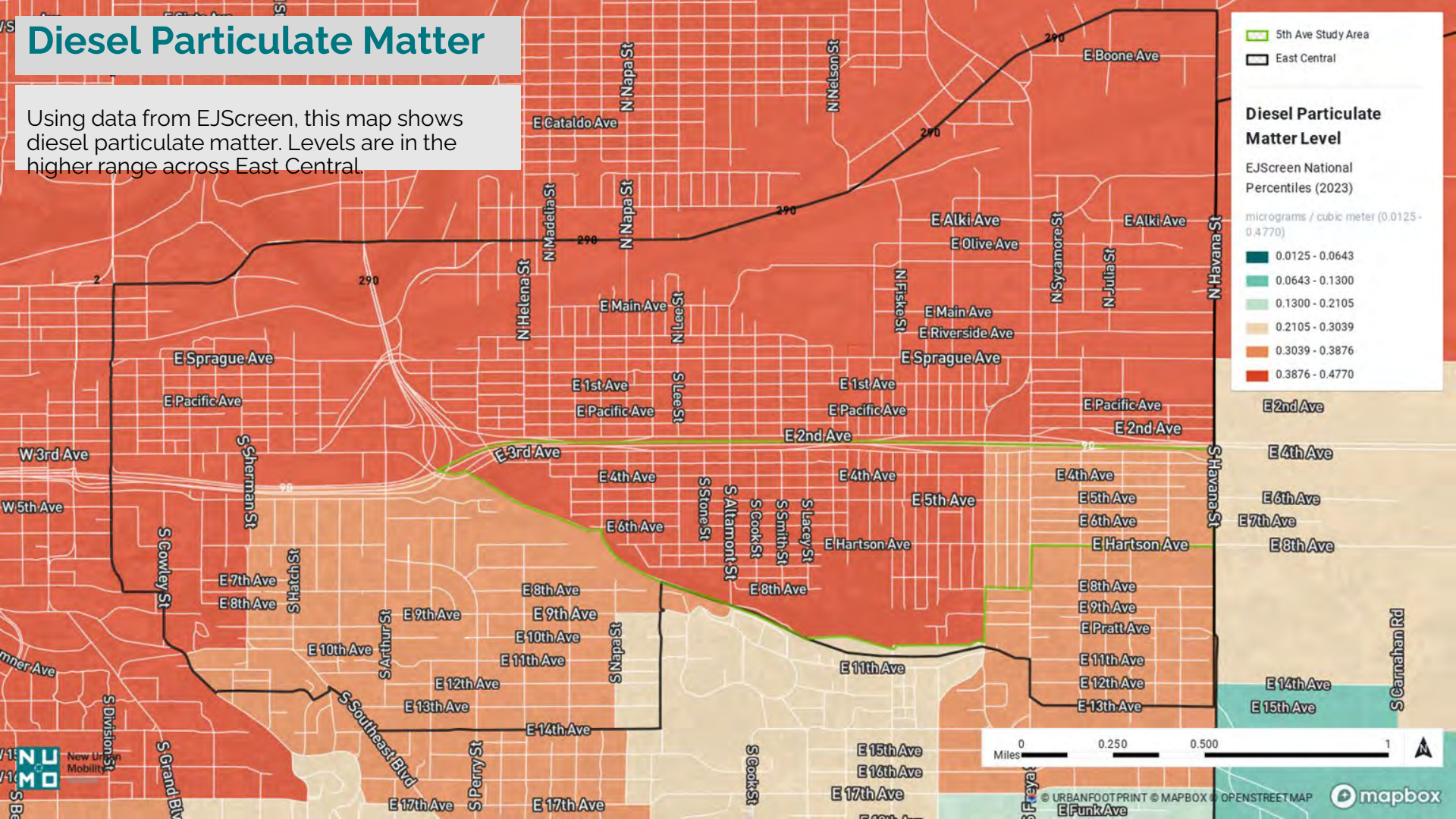


Research shows that elevated health risks associated with living in close proximity to roads is most likely to be explained by levels of pollutants including ultrafine particles, carbon monoxide, nitrous oxide, black carbon, polycyclic aromatic hydrocarbons, and some metals. Here we map fine particulate matter using Purple Air. As the graph shows, particulate matter fluctuates, with peaks happening during rush hour times.



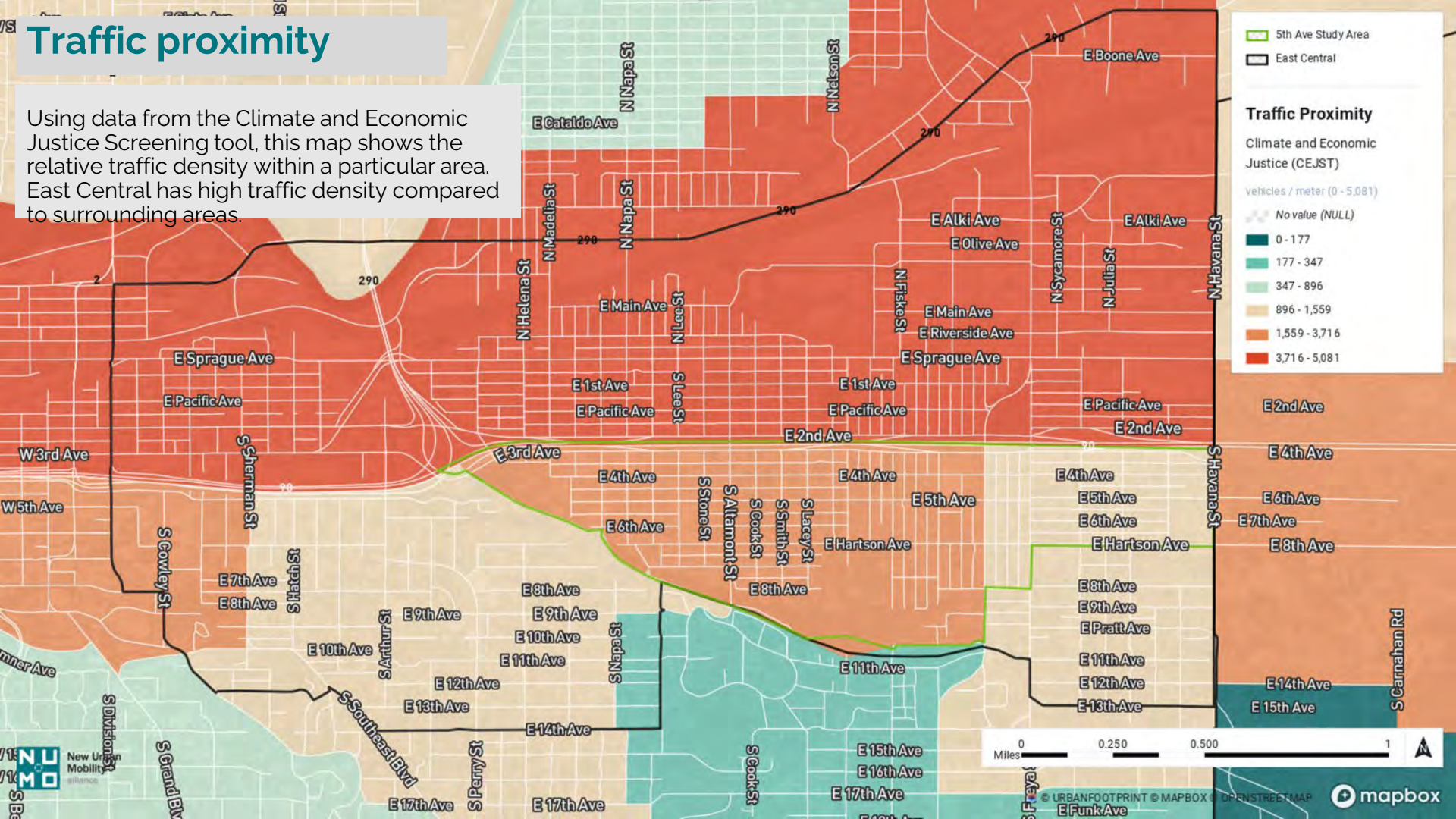
Diesel Particulate Matter

Using data from EJScreen, this map shows diesel particulate matter. Levels are in the higher range across East Central.



Traffic proximity

Using data from the Climate and Economic Justice Screening tool, this map shows the relative traffic density within a particular area. East Central has high traffic density compared to surrounding areas.



High traffic proximity + low income

Using data from the Climate and Economic Justice Screening tool, this map shows the areas that both have high traffic proximity and low income populations.

