



Hillyard Subarea Plan

Plan Commission Work Session #2

Wednesday, March 27, 2024



Project Overview – Focus Area



Project Overview – Plan Areas



Plan Area 1:
Hillyard Residential

Plan Area 2:
Hillyard Business District

Plan Area 3:
The Yard

Plan Area 4:
E. Wellesley Business District

Plan Area 5:
Esmeralda

Plan Area 6:
Beacon Hill

Shaw Middle School

Rogers High School

Subarea Plan | Components (Plan “Elements”)



**Chapter 1:
Introduction**



**Chapter 2:
Hillyard
Community
Context**



**Chapter 5:
The Vision**



**Chapter 6-11:
Plan Elements**



**Appendices
(Tech. Reports)**



**Chapter 3:
Property
Inventory**



**Chapter 4:
Community
Engagement Plan**

Hillyard Business District

Hillyard Residential

The Yard

E. Wellesley Business District

Esmeralda

Beacon Hill

Land Use/Urban Design

Housing

Transportation & Mobility

Utilities & Drainage

Open Space & Environmental Element

Economic Development

Land Use

Demographics

Inventory

Transportation & Mobility

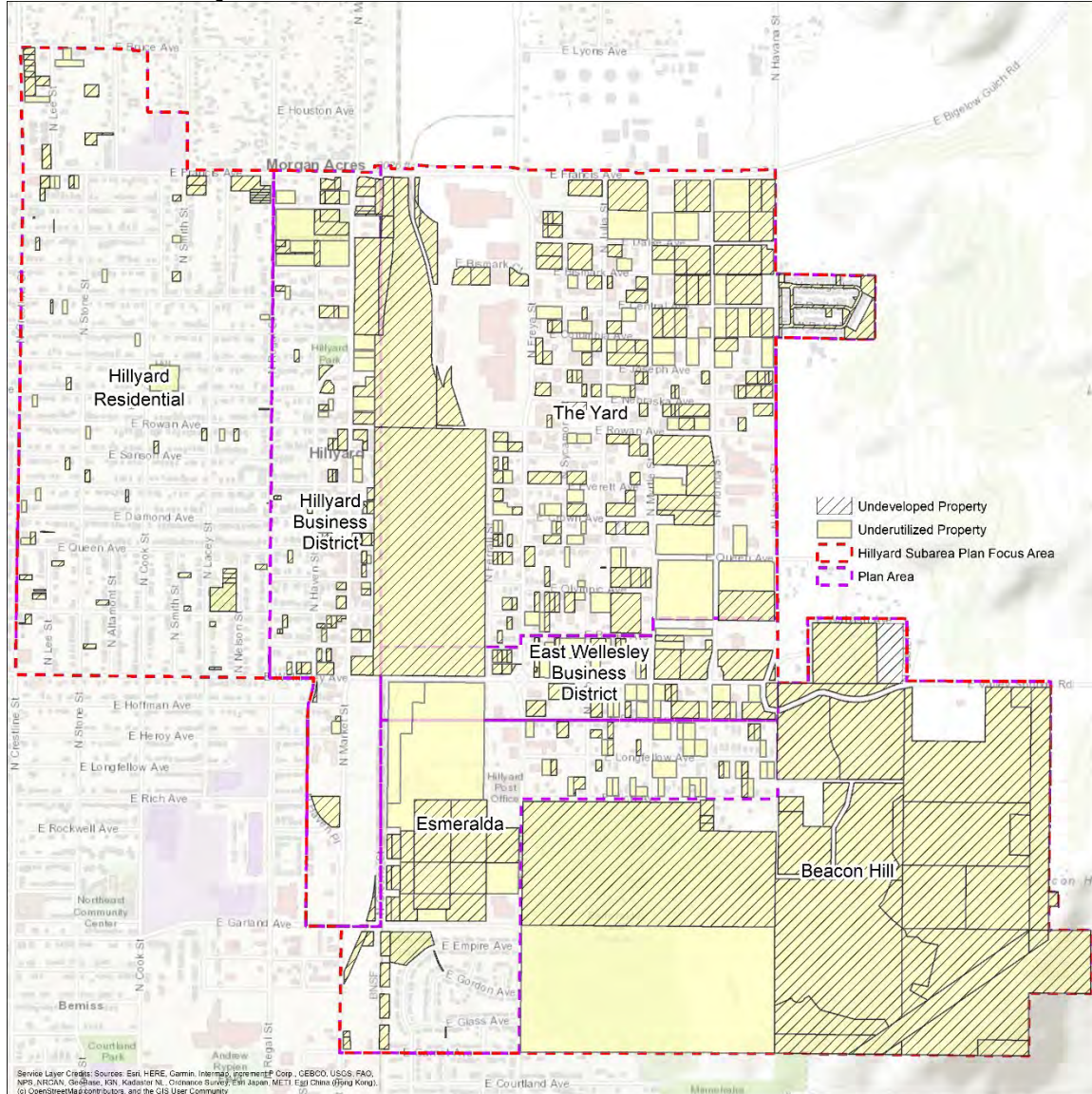
Utilities & Drainage

Market Study

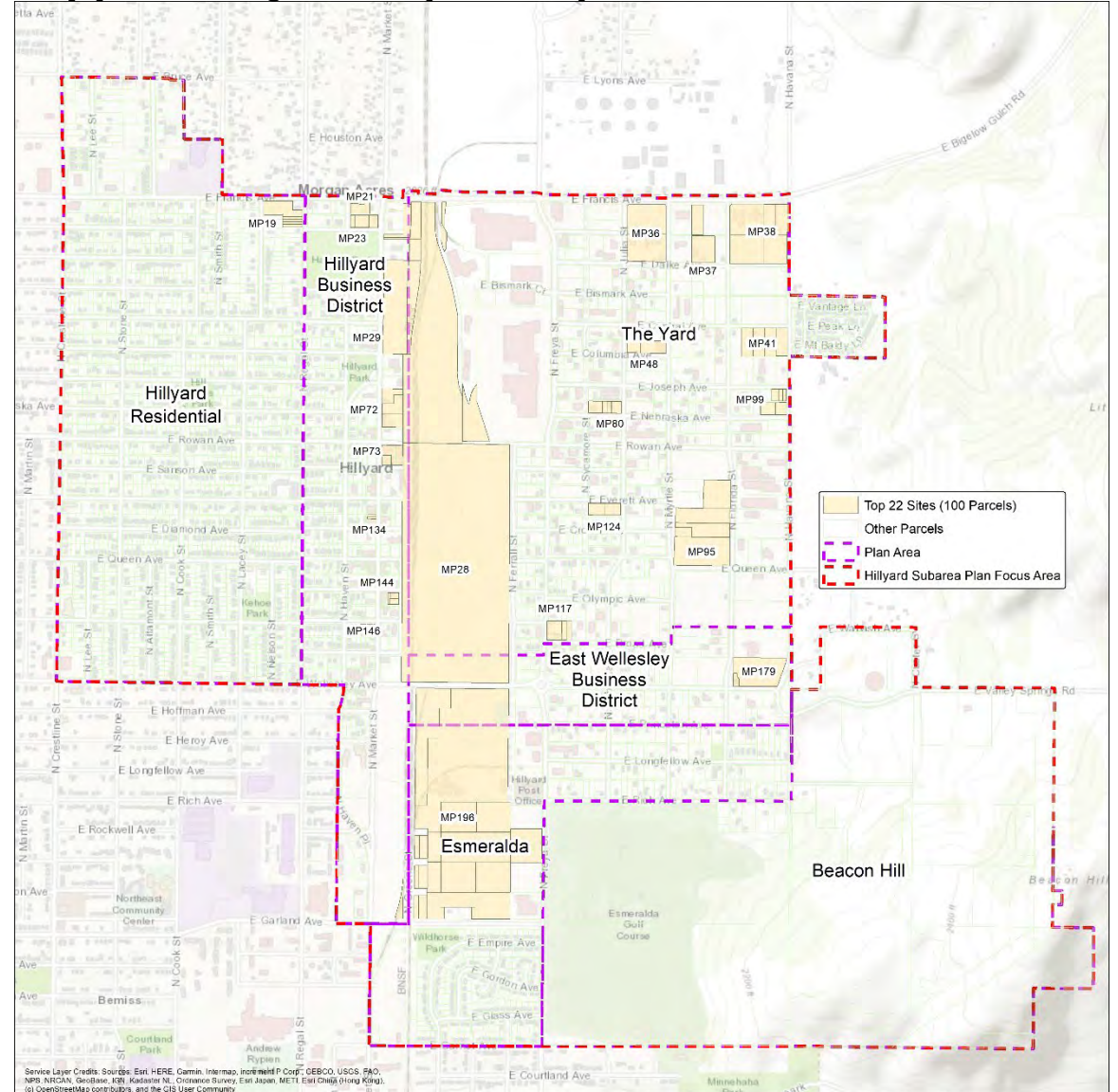
Funding Strategies

Existing Conditions Analysis – Property Inventory

Undeveloped / Underutilized Sites

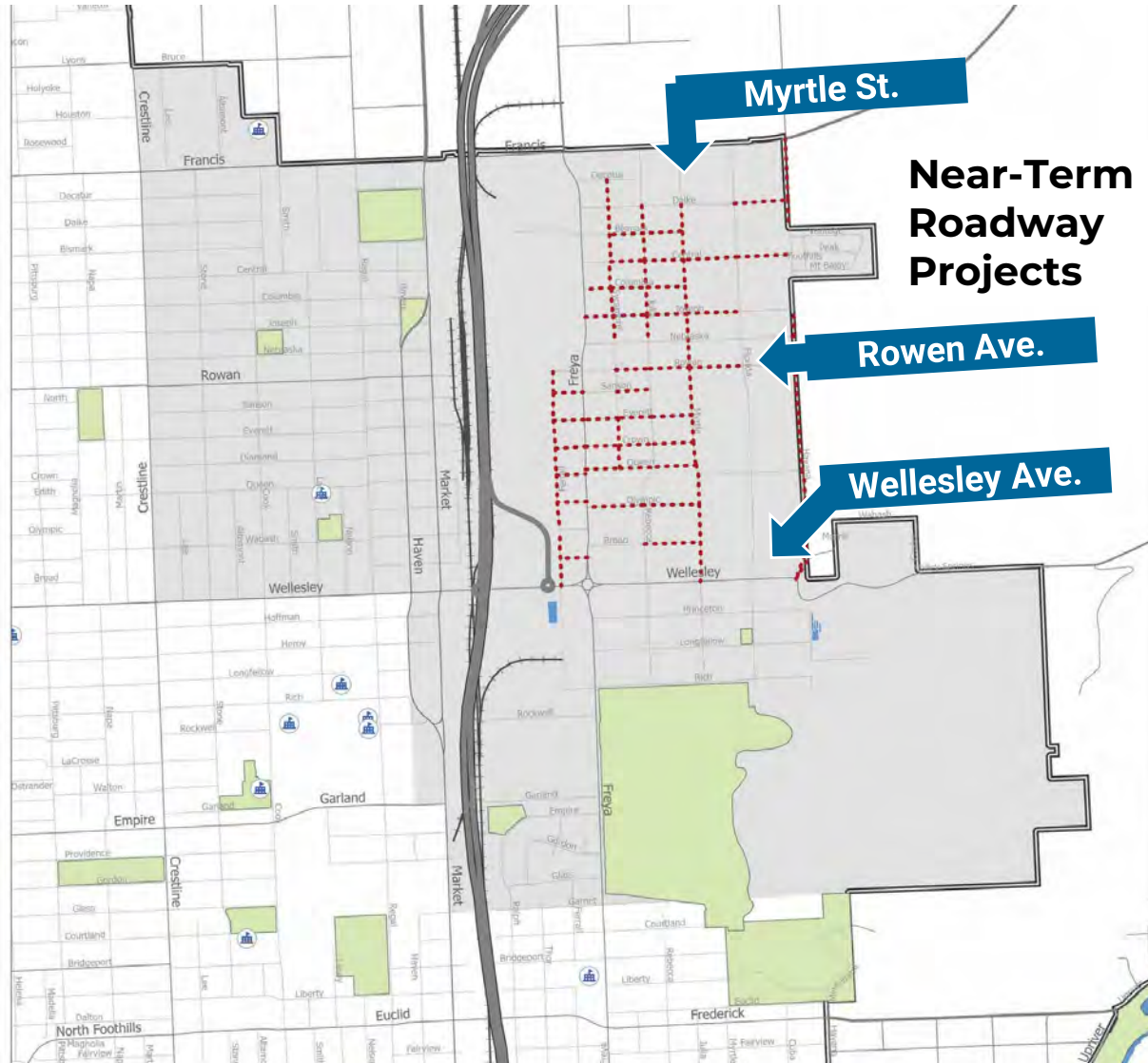


Opportunity Sites (DRAFT)

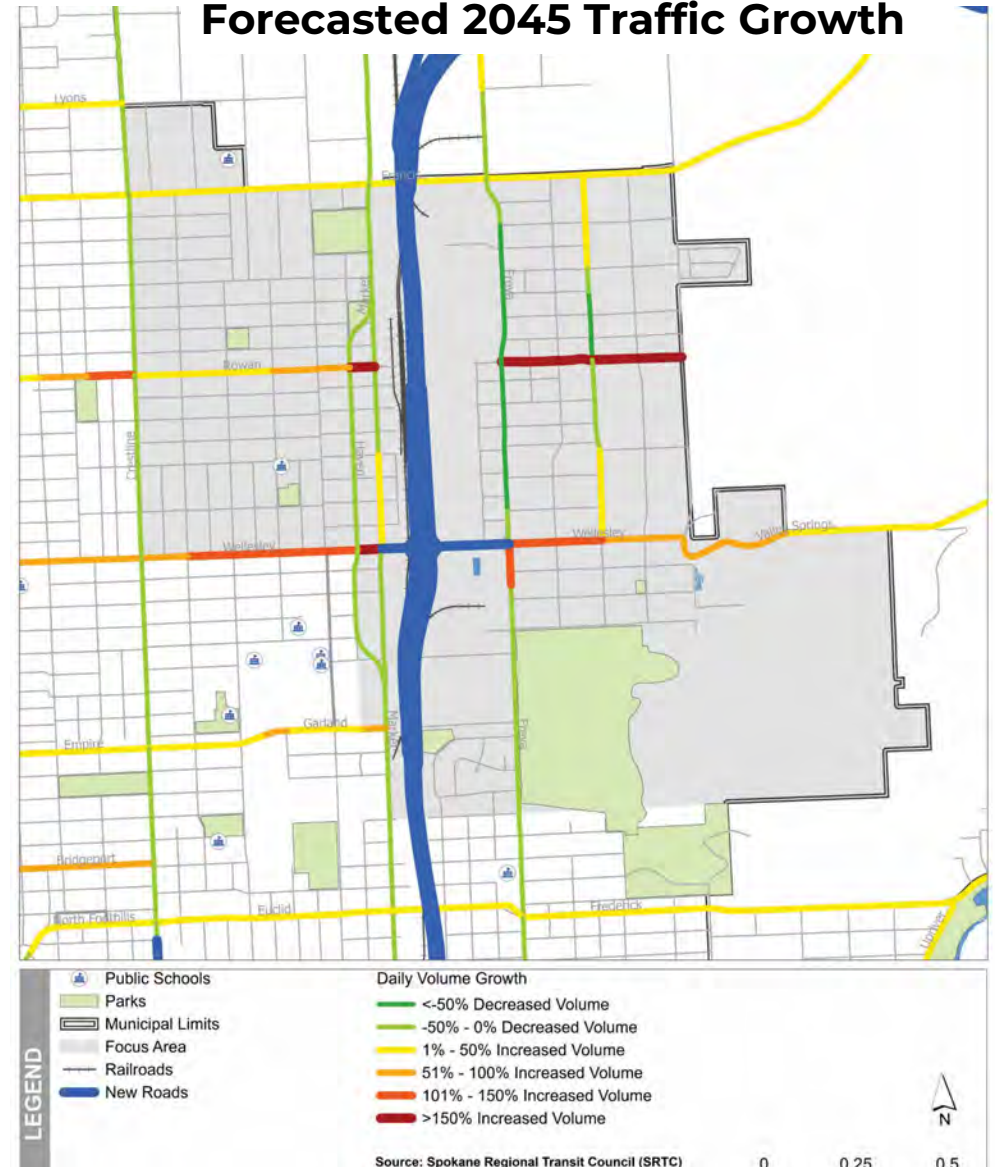


Existing Conditions Analysis – Transportation

Unimproved Local Roadways

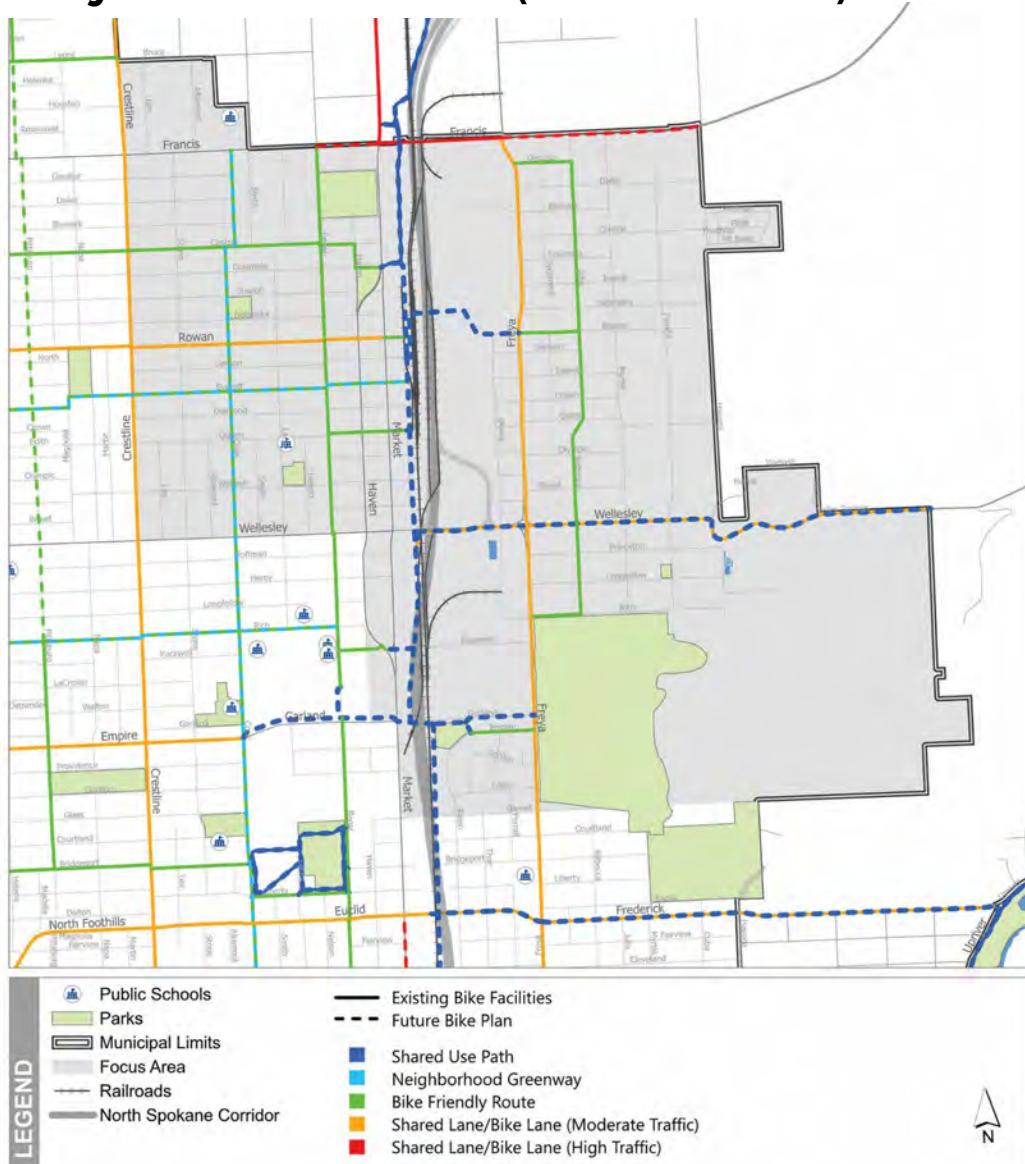


Forecasted 2045 Traffic Growth

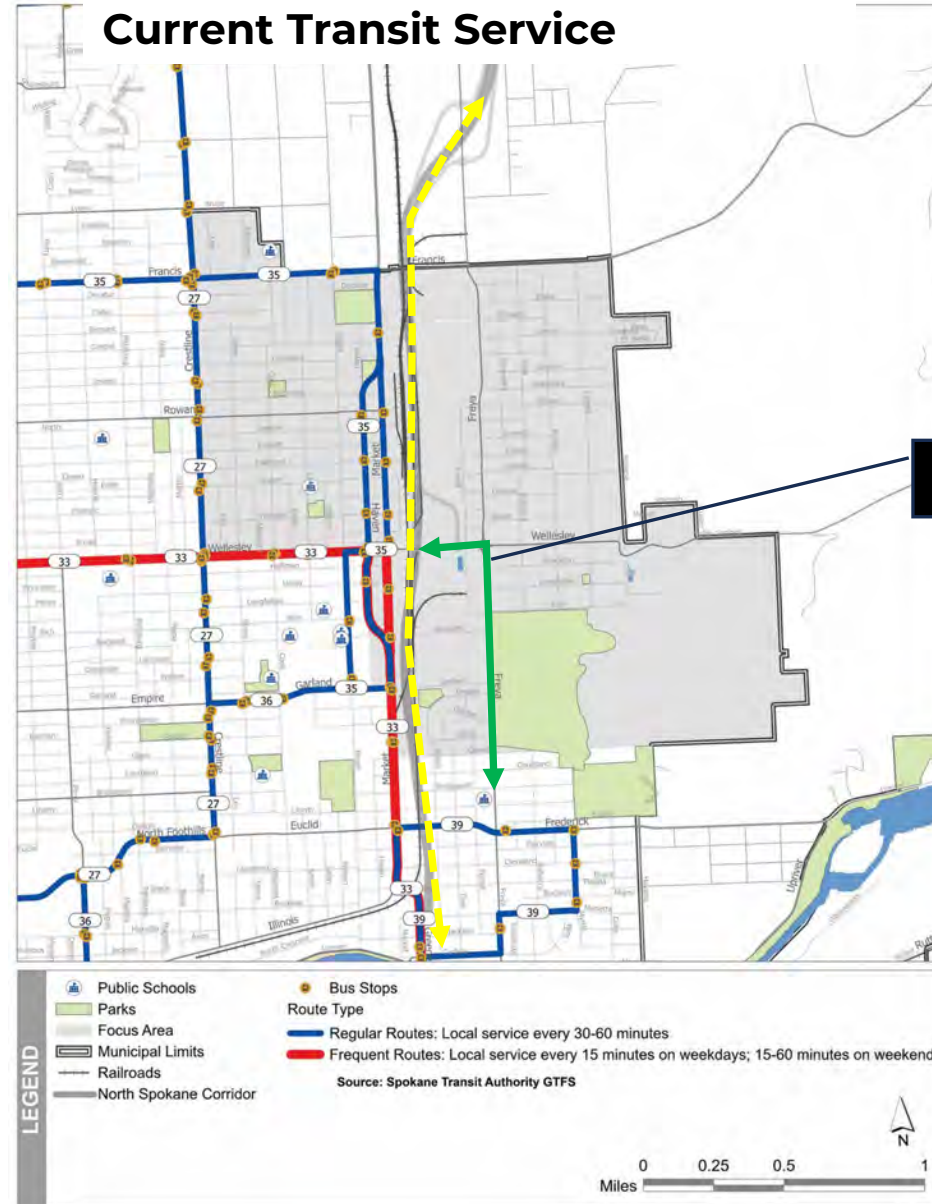


Existing Conditions Analysis – Transportation

Bicycle Infrastructure (Current & Planned)



Current Transit Service



New Rte 38

Project Engagement Plan



Project Engagement Plan



Steering Committee



Community Workshop & Walking Tour



On-Line Community Survey



Rogers High School Engagement (Added)



Stakeholder Group Interviews



Plan Commission Work Sessions

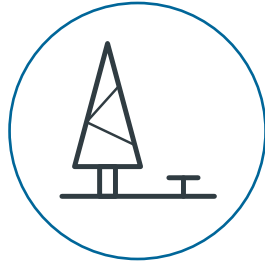


**Define the Community's Priorities /
Develop long-term partnerships**

Community Feedback – Common Themes



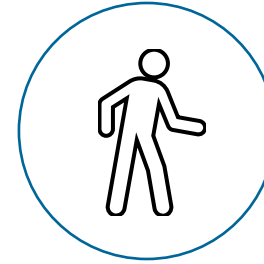
**Improve Property
Conditions**



**Improve
Amenities &
Parks/Open Space**



**Add Commercial
Services**



**Improve
Walkability**



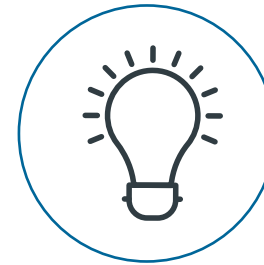
Address Crime



**Provide more
Housing Options**



**Address
Infrastructure**



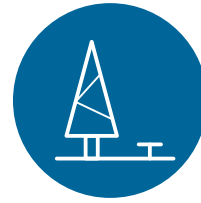
**Enhance Quality
of Life**

West Hillyard

Engagement Feedback Themes



Housing Choices / Affordability



Amenities / Open Space Maintenance



Commercial Services / Business District Revitalization



Property Maintenance



Crime/Safety



Walkability

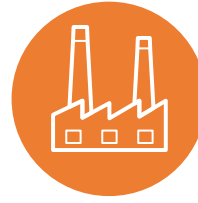


Transit Enhancements / Shelters



East Hillyard

Engagement Feedback Themes



Branding (i.e., Business Park)



Industrial Support Uses / Land Use Compatibility



Action Plan for Implementation



Mobility / Transportation (priority corridors)



Infrastructure / Water & Sewer

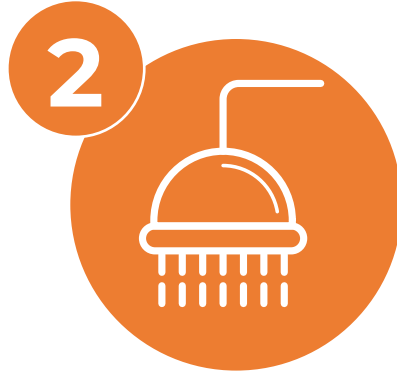


Community Priorities

The Basics



Safe

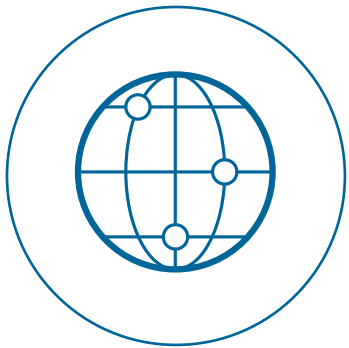


Clean



Captivating

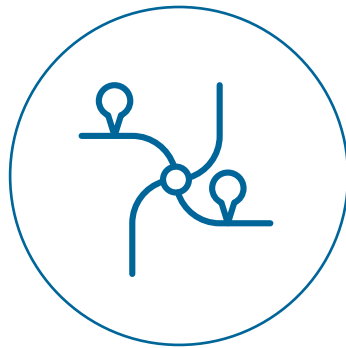
Functionality



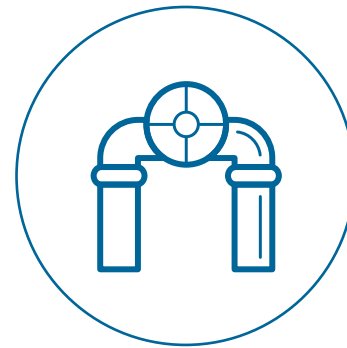
Catalytic Sites/Projects



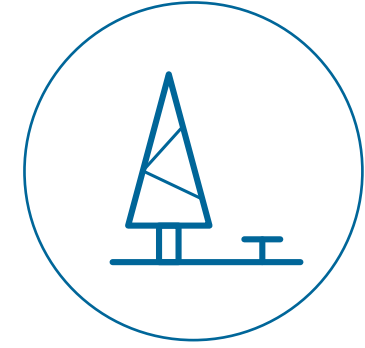
Supportive Zoning



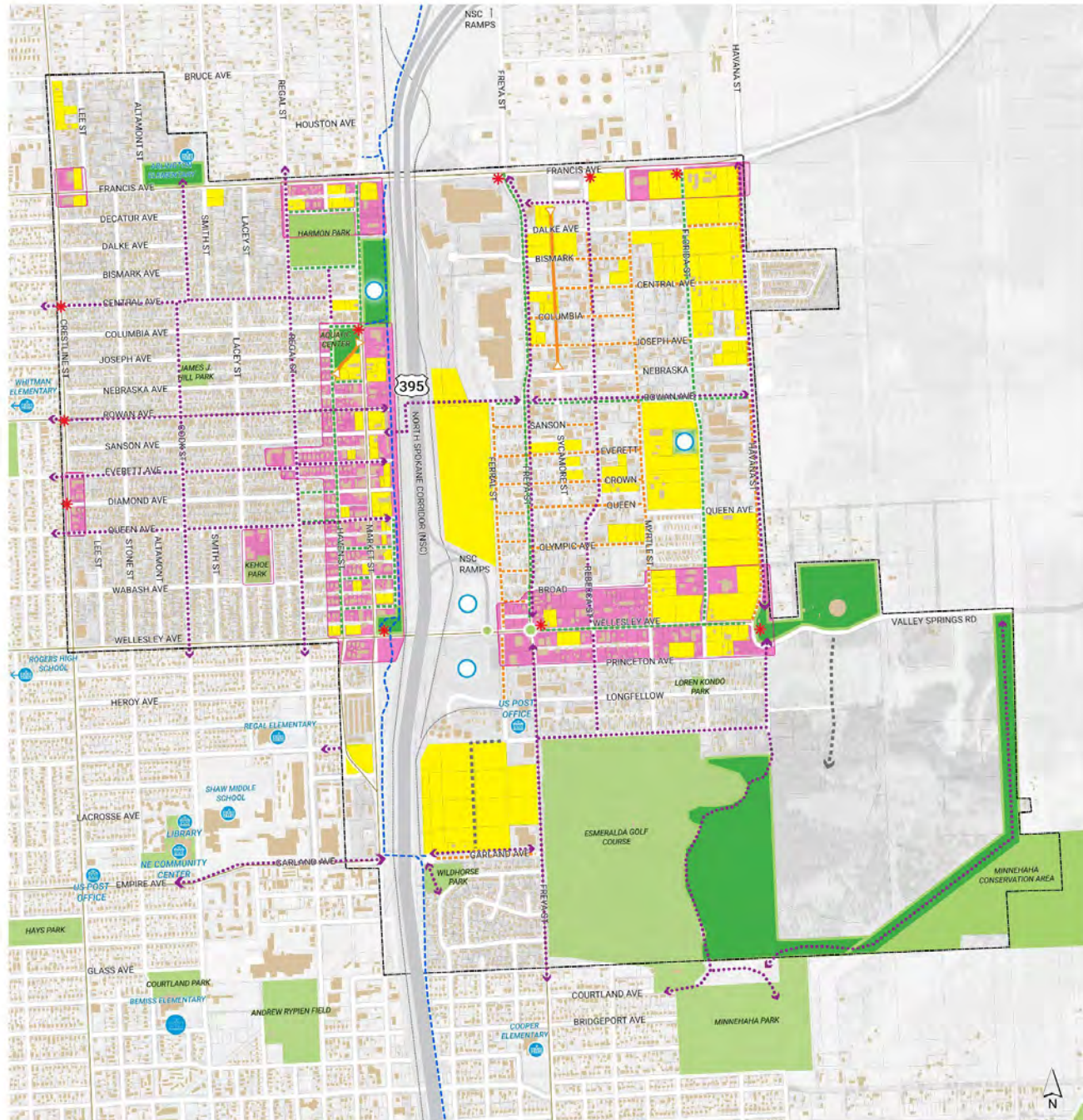
Streets / Mobility Options



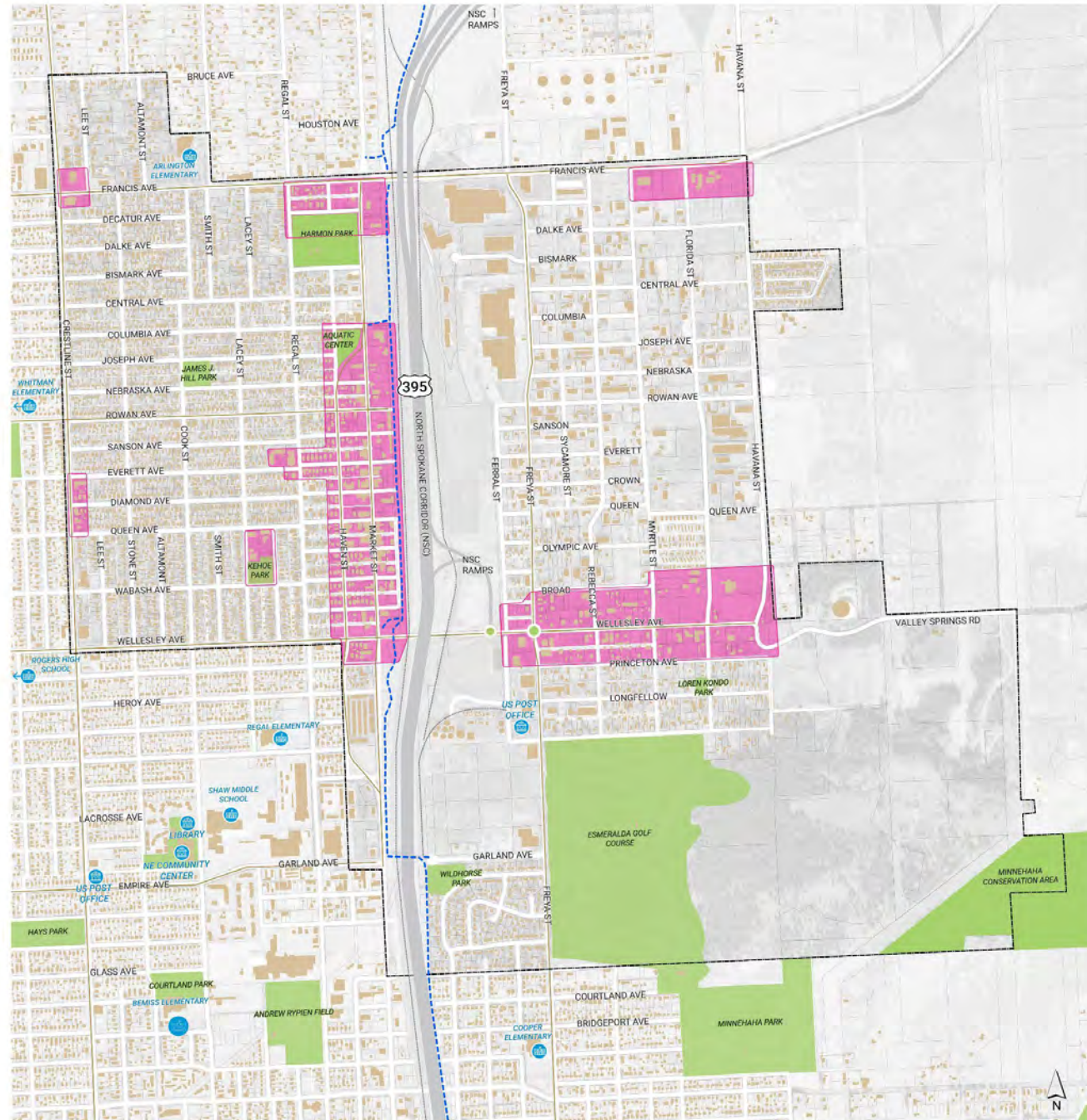
Essential Utilities



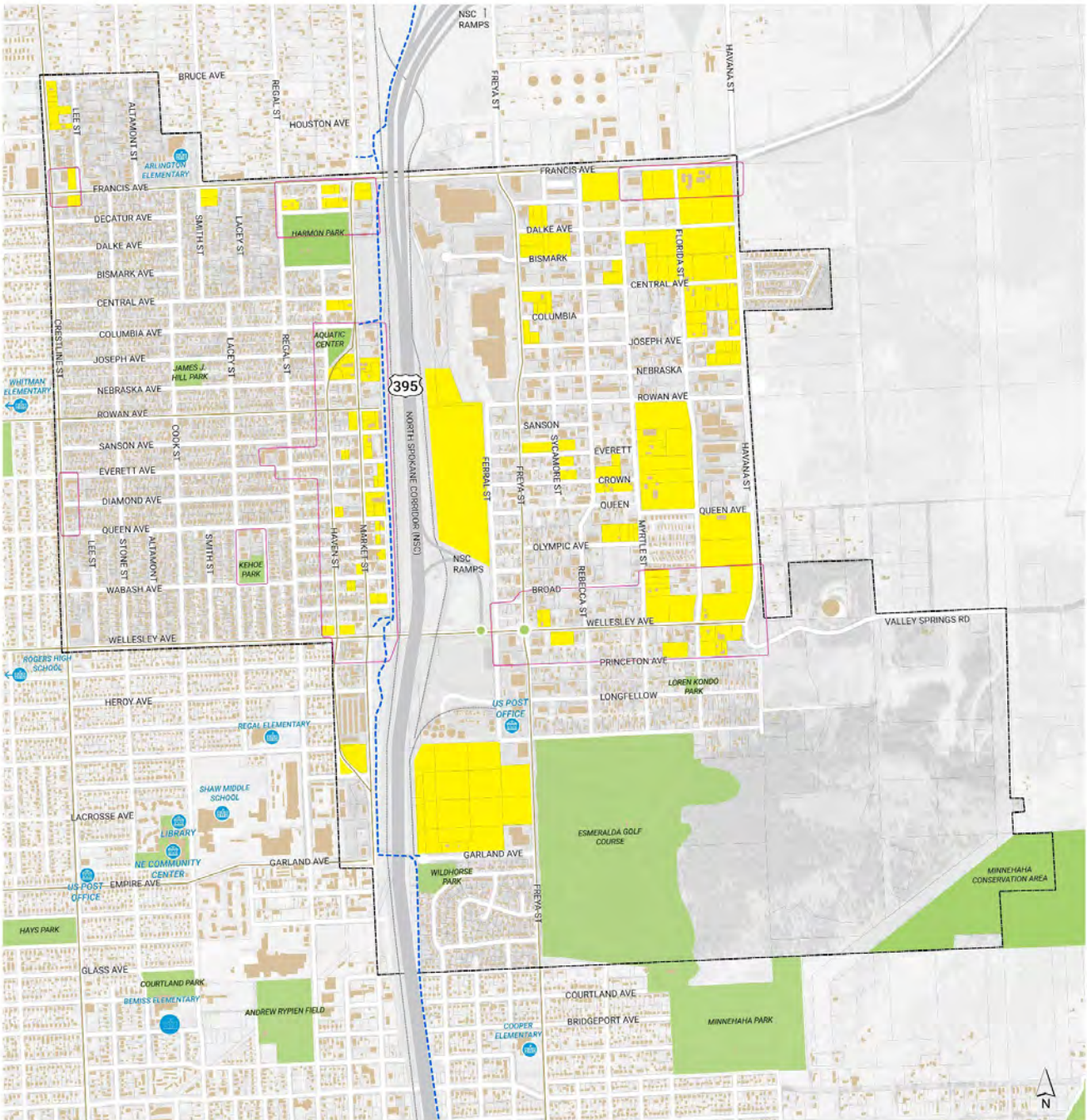
Parks / Amenities



Urban Framework Plan



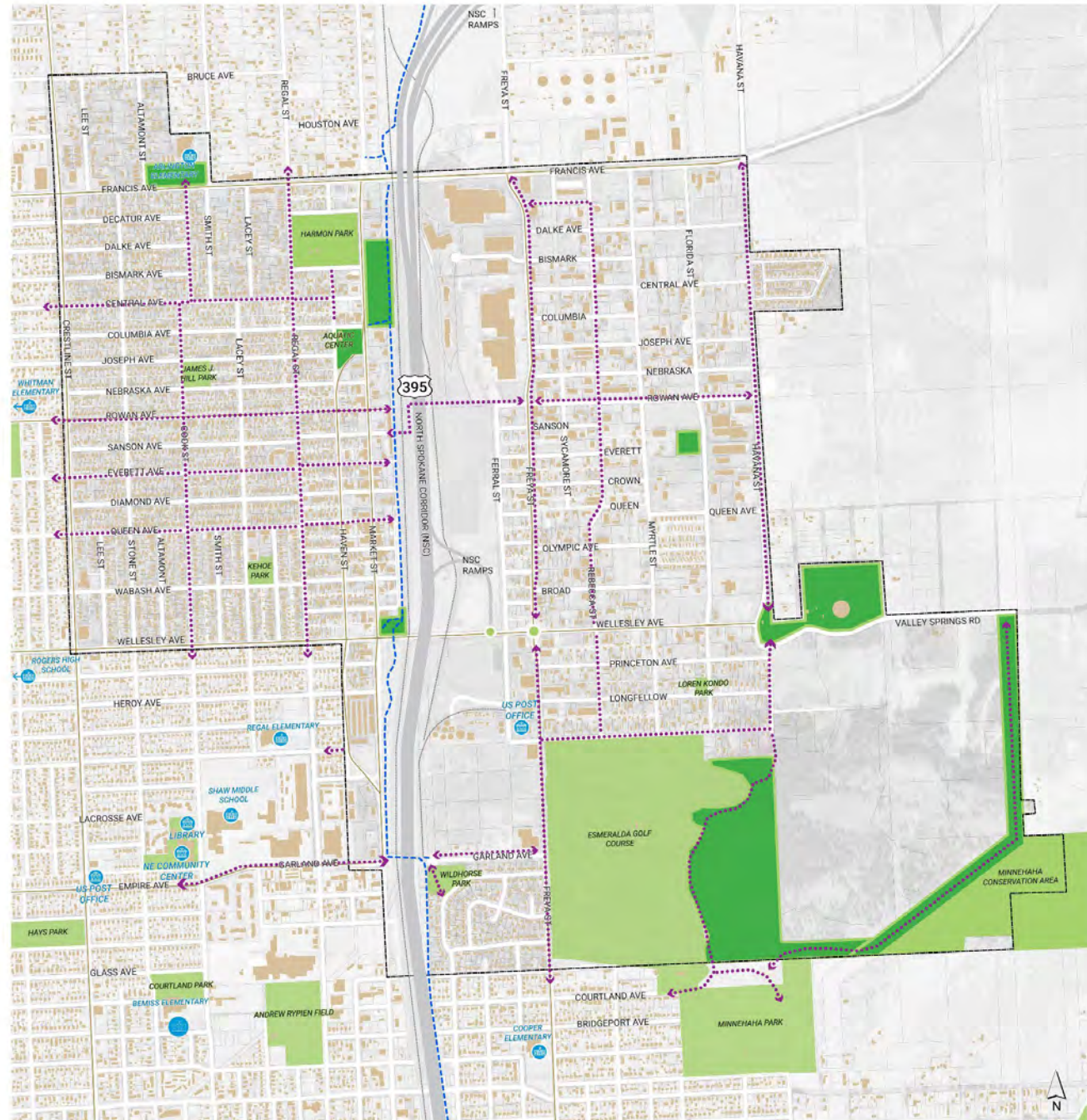
Activity Centers



PLANNED ELEMENTS

 Open Space Enhancements	 Street Improvements
 Catalyst Sites	 Street Enhancements
 Activity Centers	 Street Extensions
 Gateway Features (pavement markings OR vertical elements)	 Right-of-Way Vacation
 Regional Stormwater Facility	 Bicycle Route/Trails (potential multi-use trails in areas)

Catalyst Sites



PLANNED ELEMENTS

- Open Space Enhancements
- Catalyst Sites
- Activity Centers
- Gateway Features (pavement markings OR vertical elements)
- Regional Stormwater Facility
- Street Improvements
- Street Enhancements
- Street Extensions
- Right-of-Way Vacation
- Bicycle Route/Trails (potential multi-use trails in areas)

Trails and Bicycle Facilities



Hillyard Subarea Plan

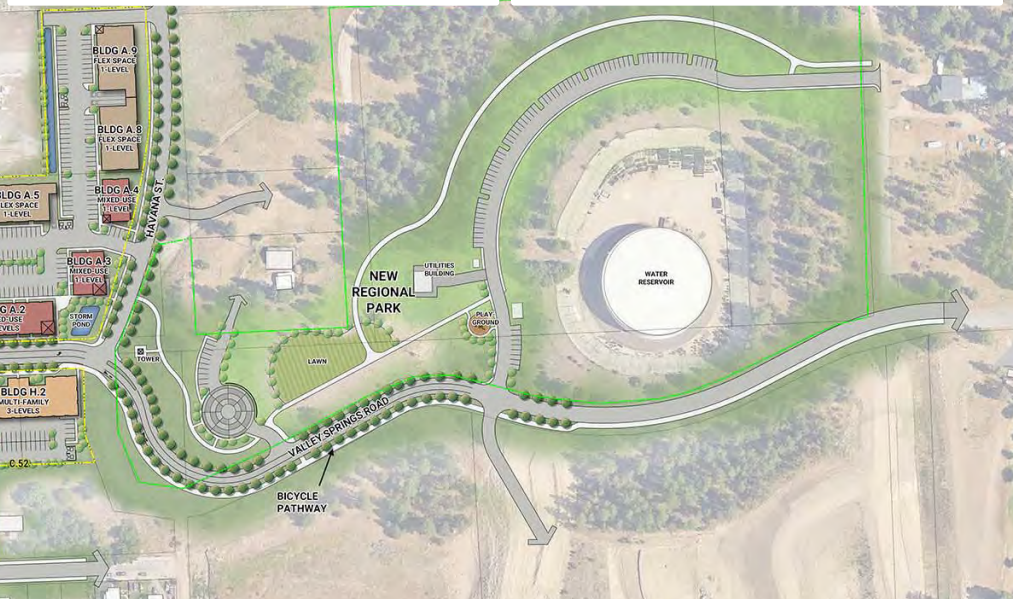
Wellesley Business District - Conceptual Redevelopment Scenario - ALT. A.1

DRAFT - FOR PLANNING PURPOSES ONLY
THIS IS A CONCEPTUAL DEPICTION OF A POTENTIAL REDEVELOPMENT
SCENARIO - FUTURE CIVIL ENGINEERING ANALYSIS IS WARRANTED.

2024.02.22

SPOKANE, WA





Hillyard Subarea Plan

Wellesley Business District - Conceptual Redevelopment Scenario - ALT. A.1

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2024.02.22

SCALE IN FEET
 0 50 100 200



SPOKANE, WA





Hillyard Subarea Plan

Catalyst Site 1: 3011 East Wellesley

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SCENARIO - FUTURE CIVIL ENGINEERING ANALYSIS IS WARRANTED.

VERSION: 2024.03.01 0 10 20 40

SPOKANE, WA SCALE IN FEET





Project Scale Examples

Hillyard Subarea Plan

Catalyst Site 1: 3011 East Wellesley - Alternative A.2

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SPOKANE, WA SCALE IN FEET



Discussion



