Workshop November 20, 2013

LINCOLN HEIGHTS DISTRICT CENTER

Scott R. Chesney, AICP, Director
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
Land Use (Comprehensive Plan Designations)

Zoning and Overlays (PUD)
Conceptual District Center (from Comp Plan Map)
Approximately ½ mile in diameter
Areas like this in bold borders are land use changes since 2001.
Current Zoning
See Spokane Municipal Code, Title 17C
for Permitted Uses and Existing Site Development Regulations
Planned Unit Development (PUD) Layer
Traffic Flow – 2009-10 Average Weekday Traffic
Lincoln Heights
Demographics
Issues

Aging Infrastructure  Dated Facades  Unfriendly & Unsafe Pedestrian Environment
Opportunities
Private Ownership
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 unequaled for living, working, learning, and leisure.
Opportunities - Mixed Use Development
For information and project updates visit:
www.spokaneplanning.org

Staff Contacts:

Ken Pelton: kpelton@spokanecity.org
Tirrell Black: tblack@spokanecity.org

Telephone: (509) 625-6300
Thank you