

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

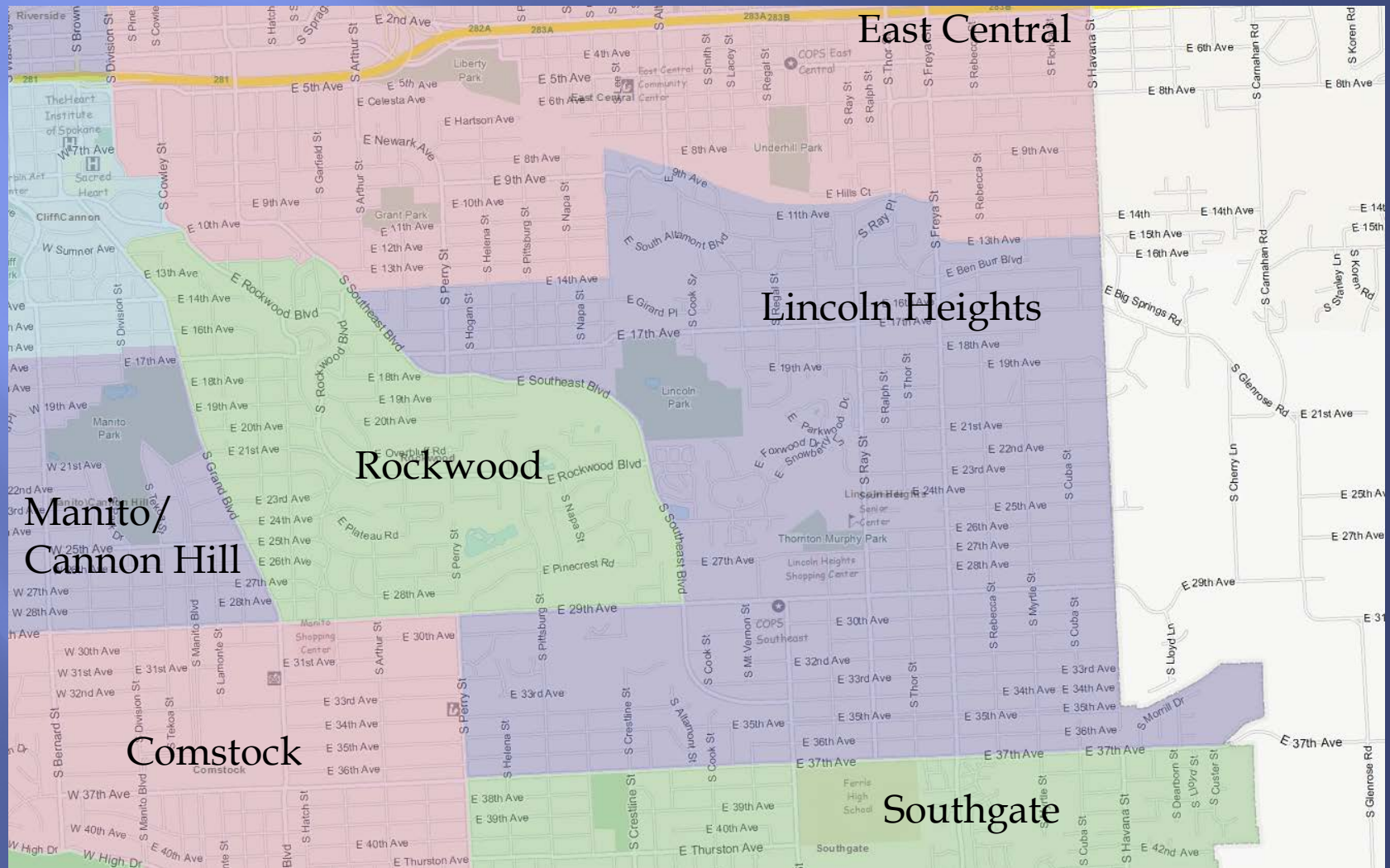
For information and project updates: www.spokaneplanning.org

Lincoln Heights District Center Workshops

What's ahead:

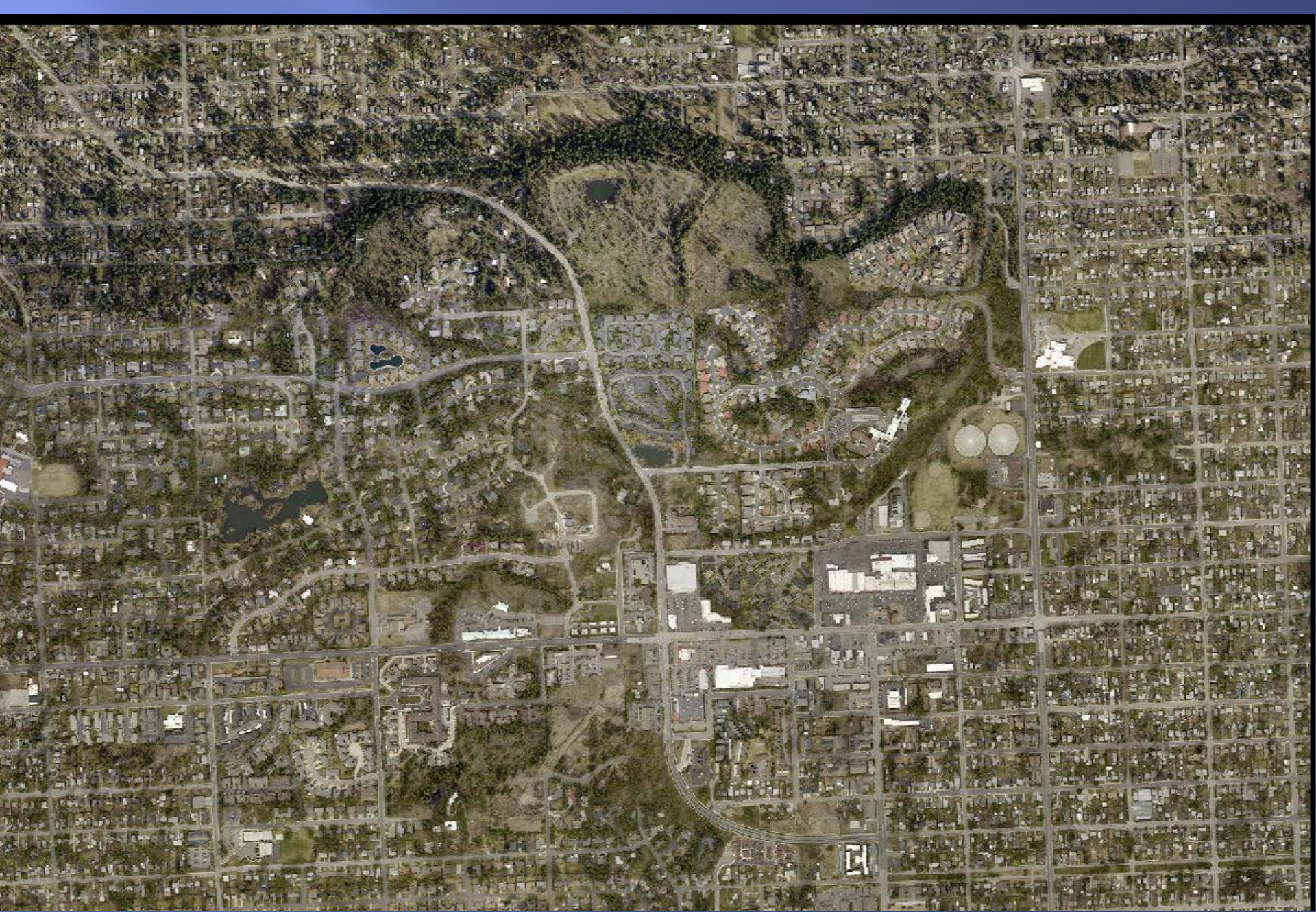
- Tonight's Workshop #1: Purpose is to gather information
- Workshop #2: Report back:
 - District Center Planning Alternatives
 - Context and development form
 - Land use alternatives
 - Transportation and infrastructure
- Workshop #3: Review of Recommended Alternative Concepts

NEIGHBORHOOD COUNCIL BOUNDARIES

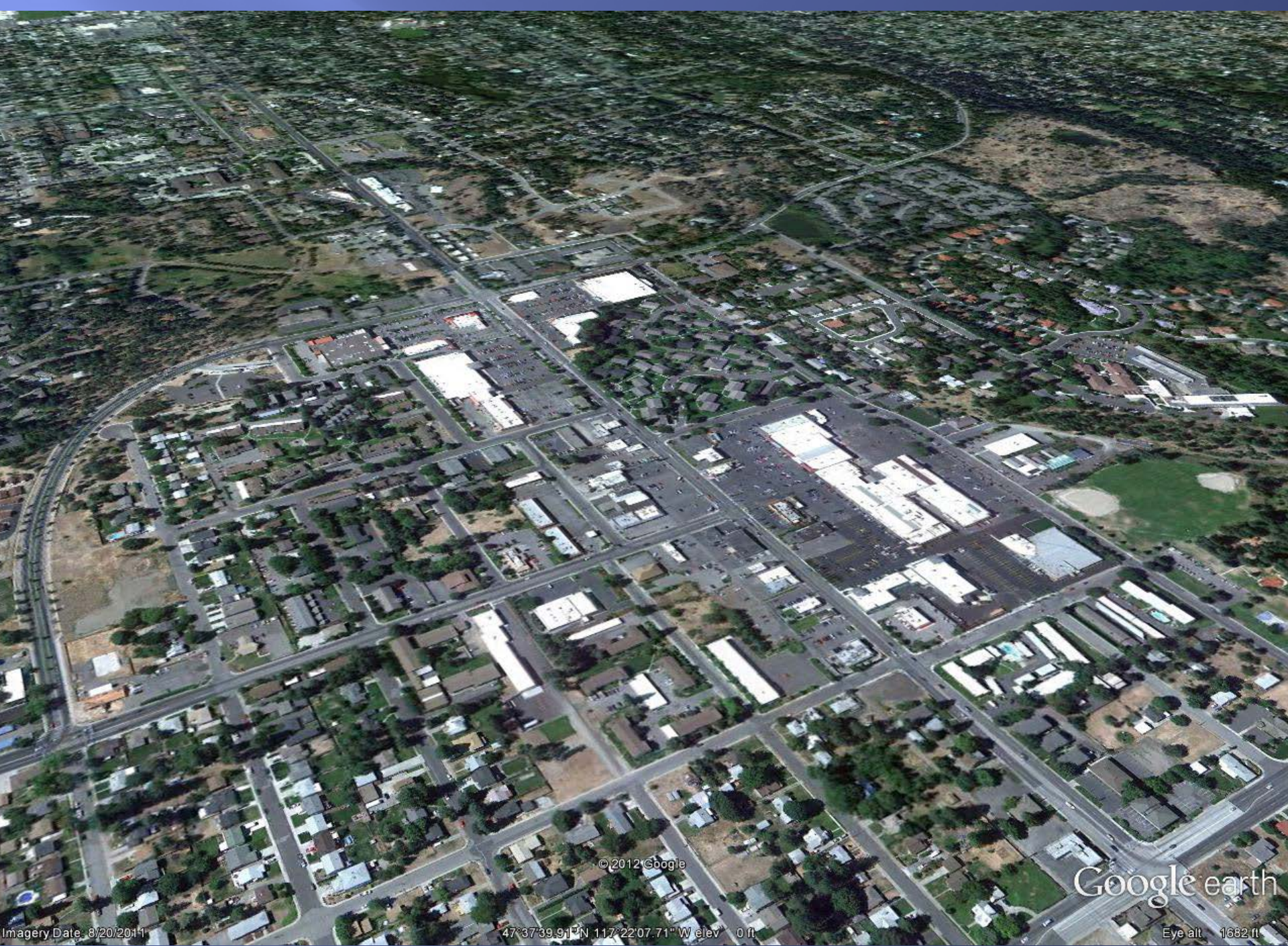




1958 Aerial Photograph



2012 Aerial Photograph



©2012 Google

Google earth

Imagery Date: 8/20/2011

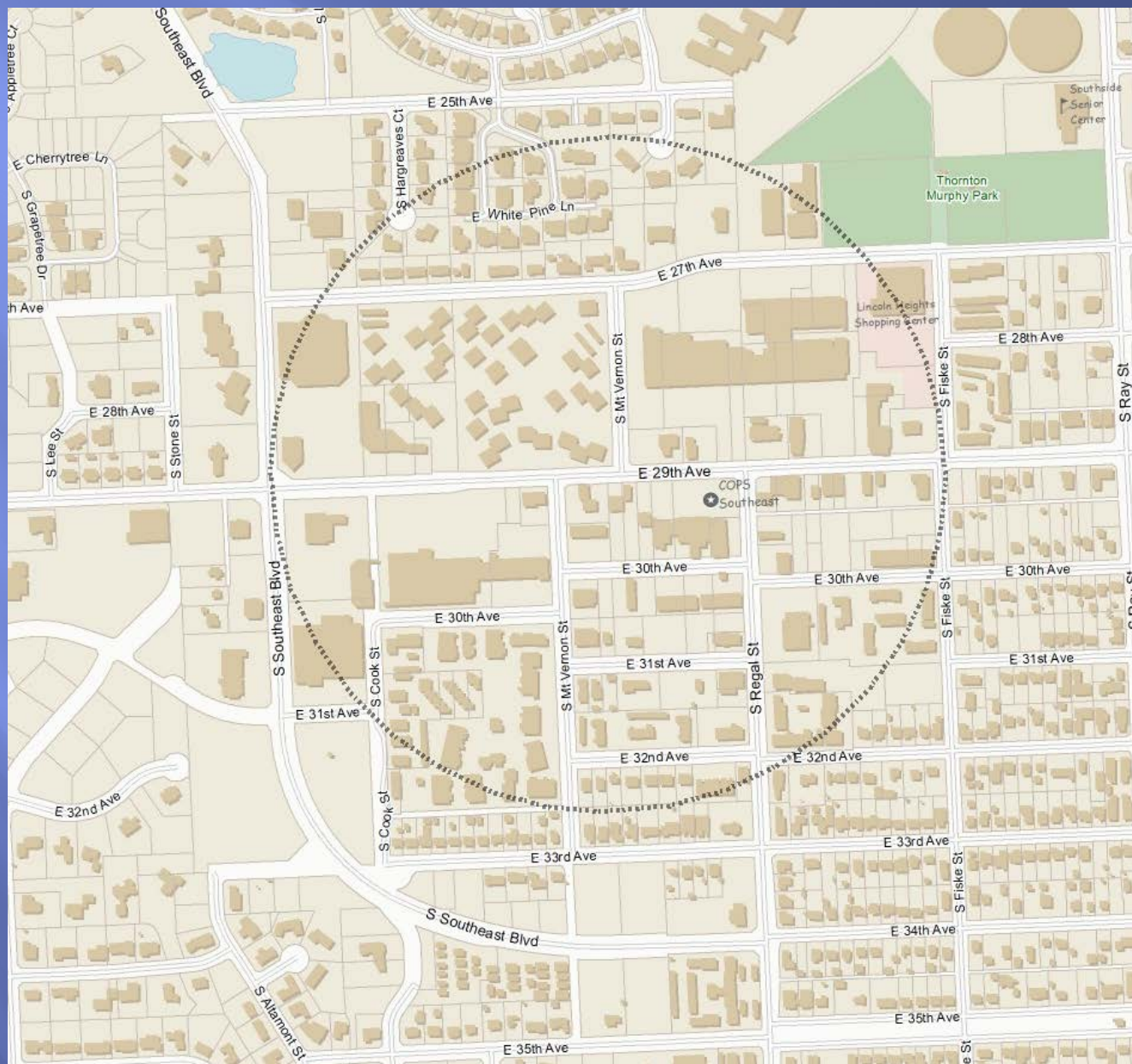
47°37'39.91"N 117°22'07.71"W elev 0 ft

Eye alt 1682 ft

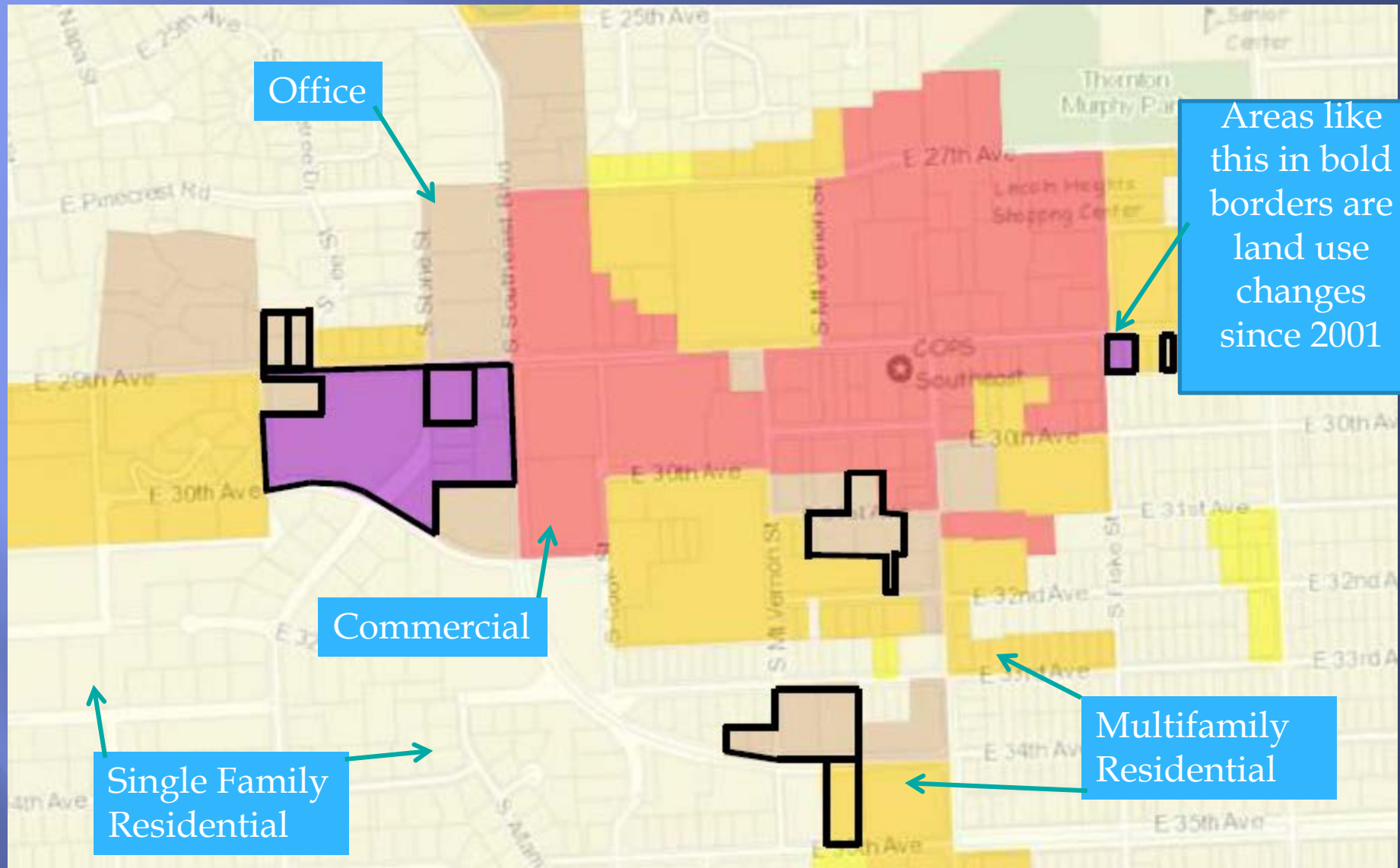
Land Use (Comprehensive
Plan Designations)

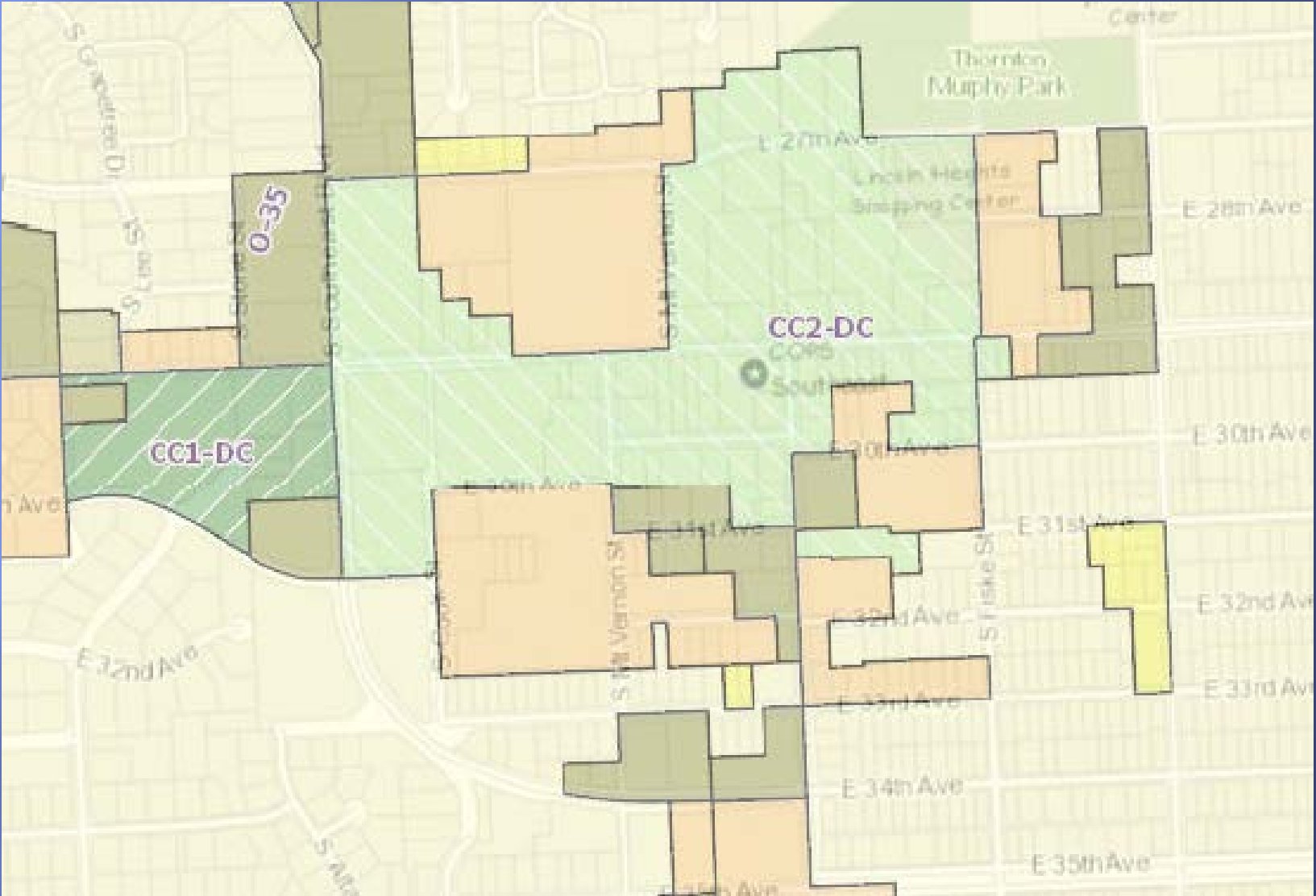
Land Use
Zoning
PUD Overlays

Zoning and Overlays
(PUD)



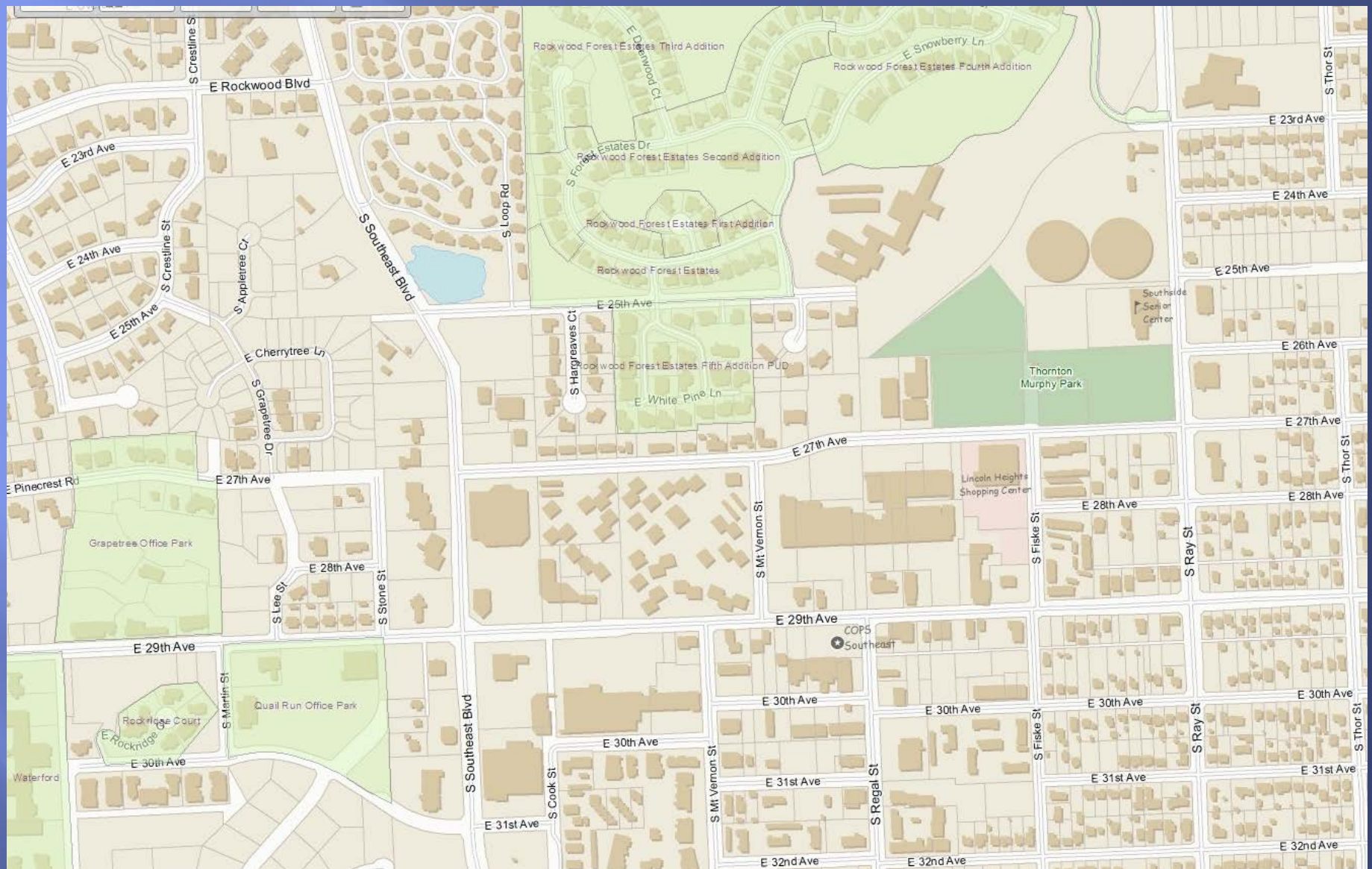
Conceptual District Center (from Comp Plan Map)
Approximately 1/2 mile in diameter





Current Zoning

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



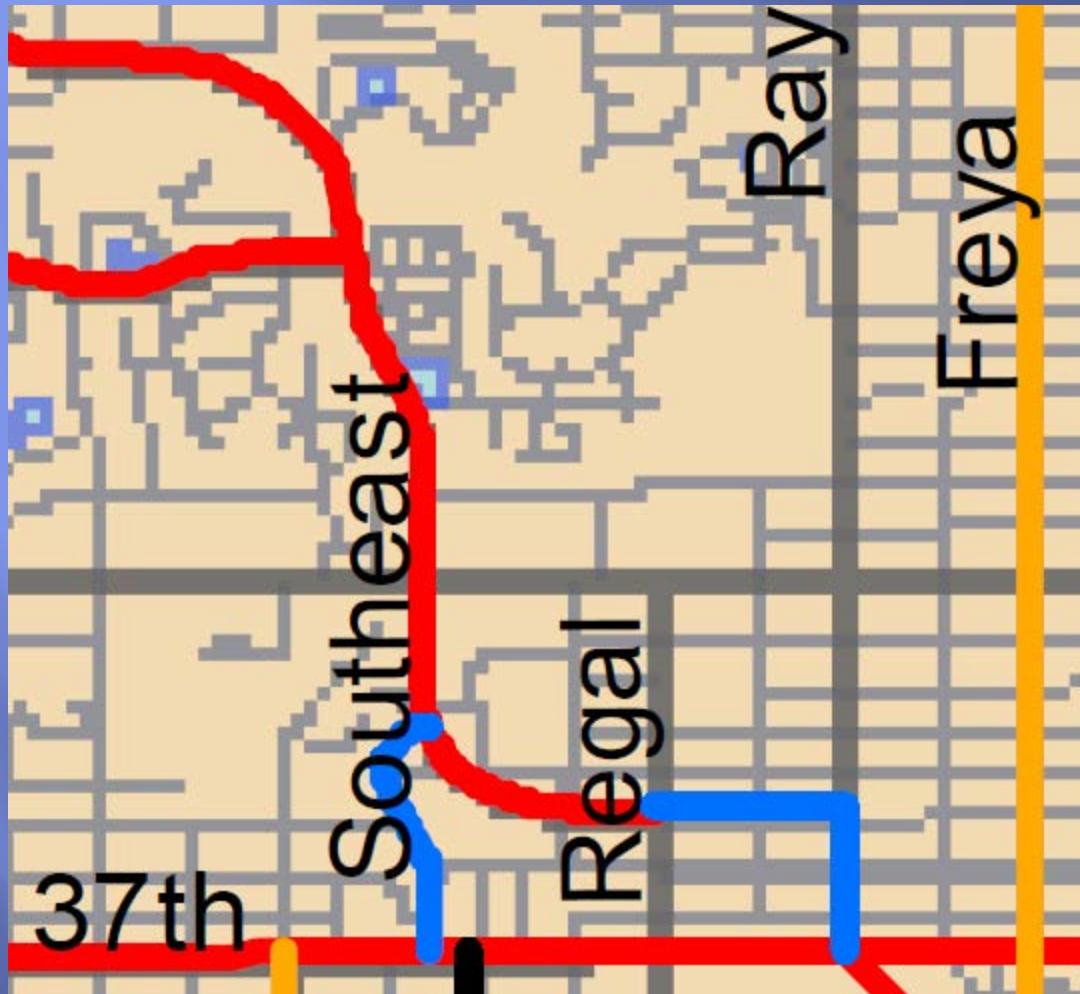
Planned Unit Development (PUD) Layer






Transportation

Traffic Flow
Bikeways
Pavement Age

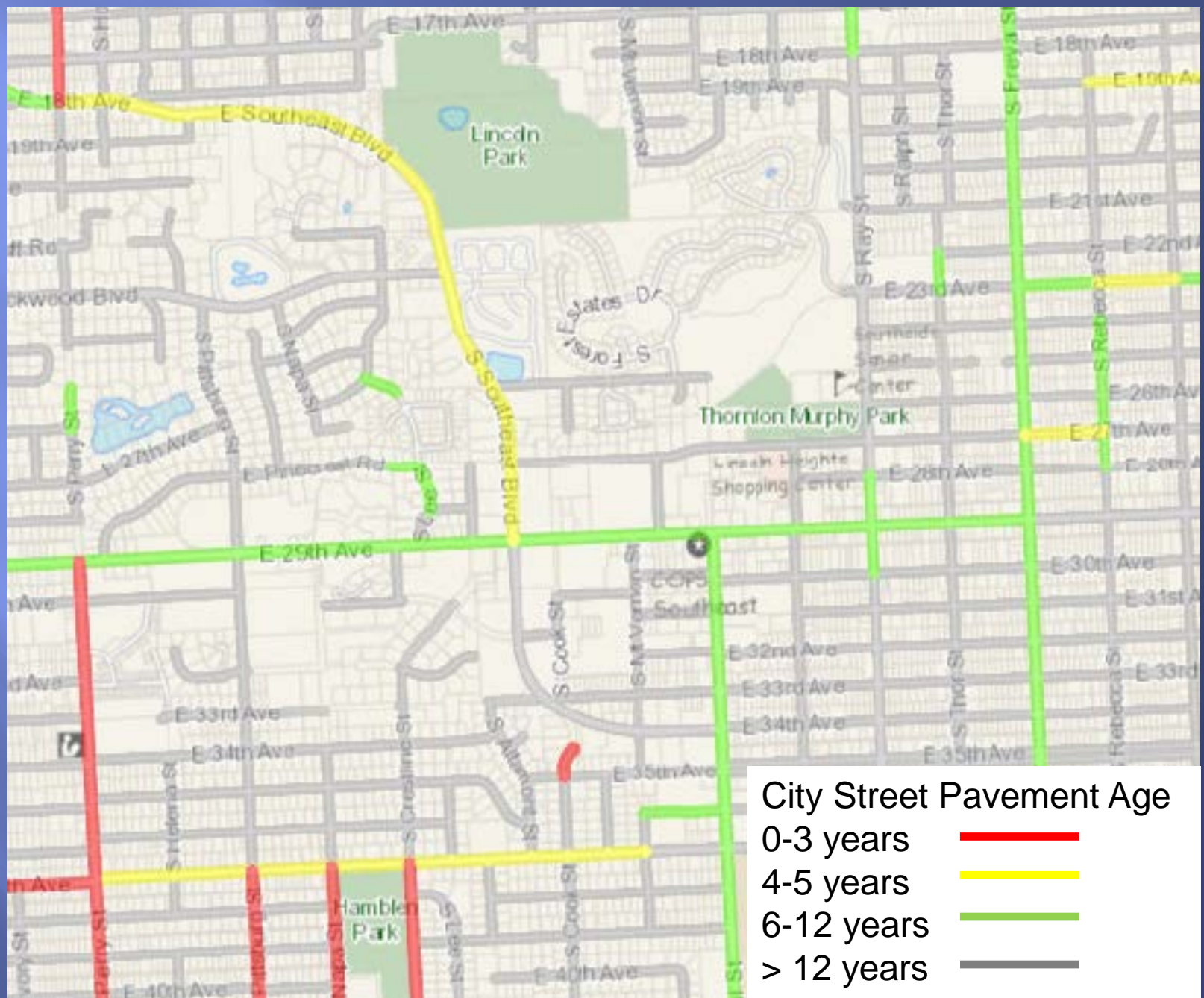


Traffic Flow - 2009-10 Average Weekday Traffic

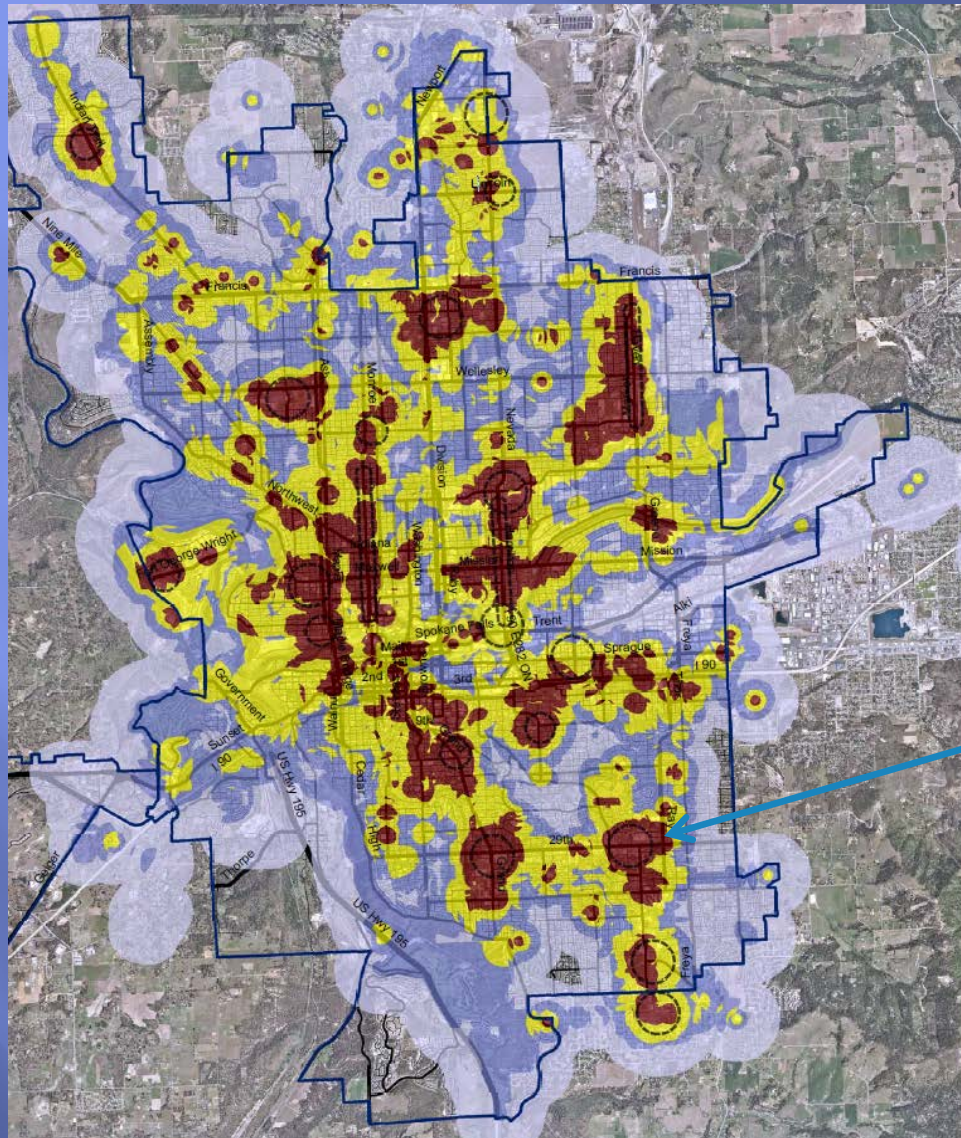


| | |
|---------------------------------------------------------------------------------------|-----------------------------|
|  | Bicycle Boulevard |
|  | Bike Lane |
|  | Shared Roadway |
|  | Shared Use or Multiuse Path |
|  | Marked/Shared Roadway |

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

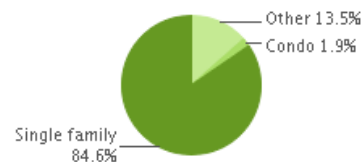
Zillow

Lincoln Heights Houses & Condos

🏠 For Sale (89) 🏡 Recently Sold (447)

This portion of
the requested
data has been

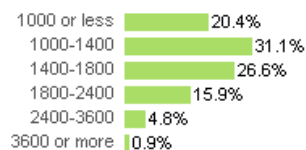
Home Type



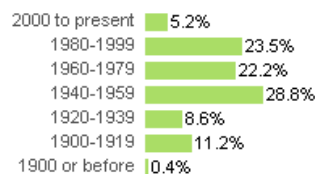
Owners vs. Renters



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 |

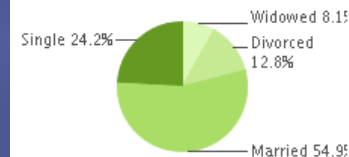
Lincoln Heights Demographics

Population: 14,156

🏠 For Sale (89) 🏡 Recently Sold (447)

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the requested
data has been

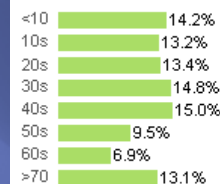
Relationship Status



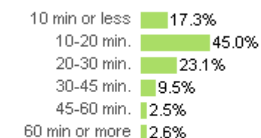
Homes With Kids



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

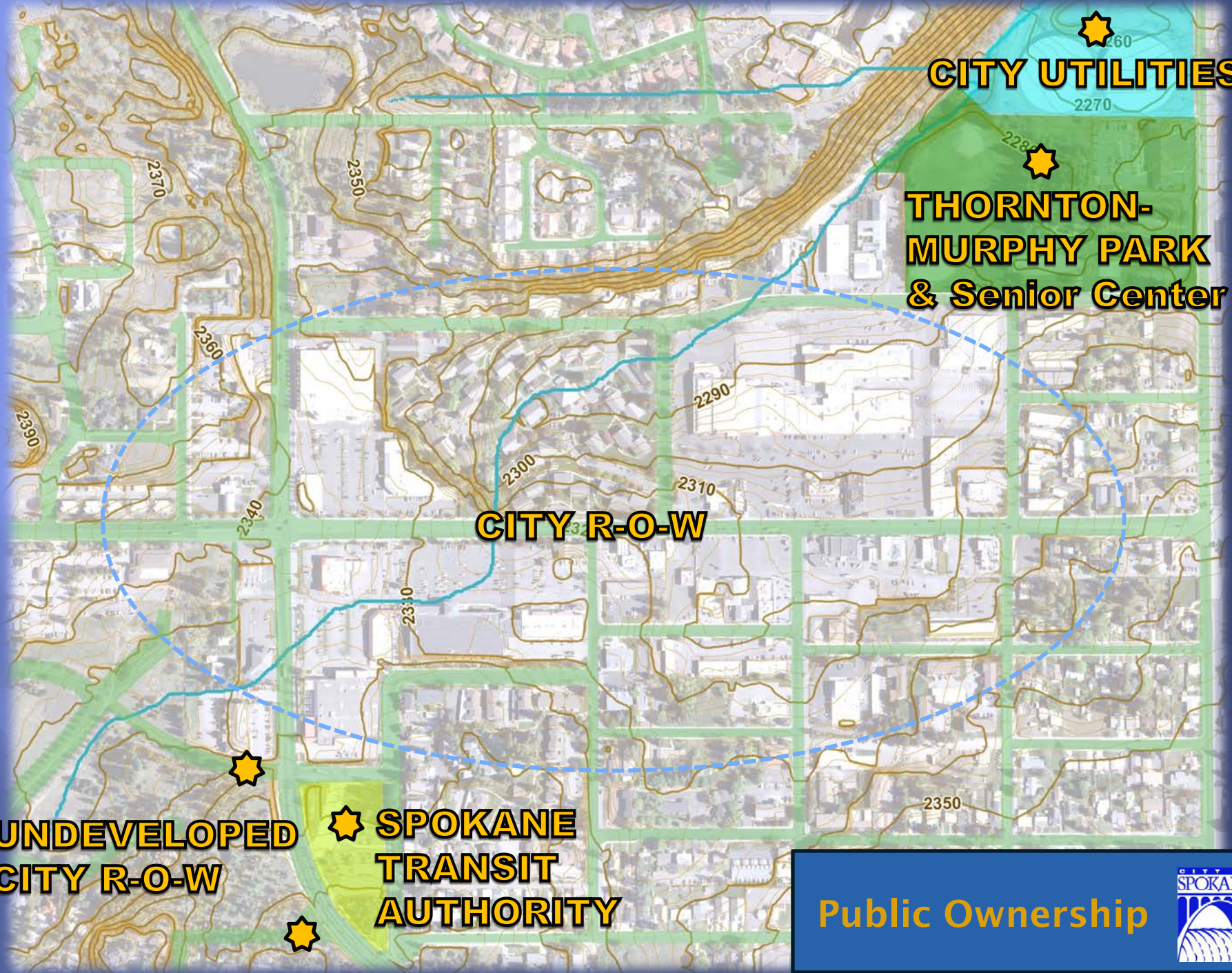


Dated Facades



Unfriendly & Unsafe
Pedestrian Environment

Opportunities



CITY UTILITIES

**THORNTON-MURPHY PARK
& Senior Center**

CITY R-O-W

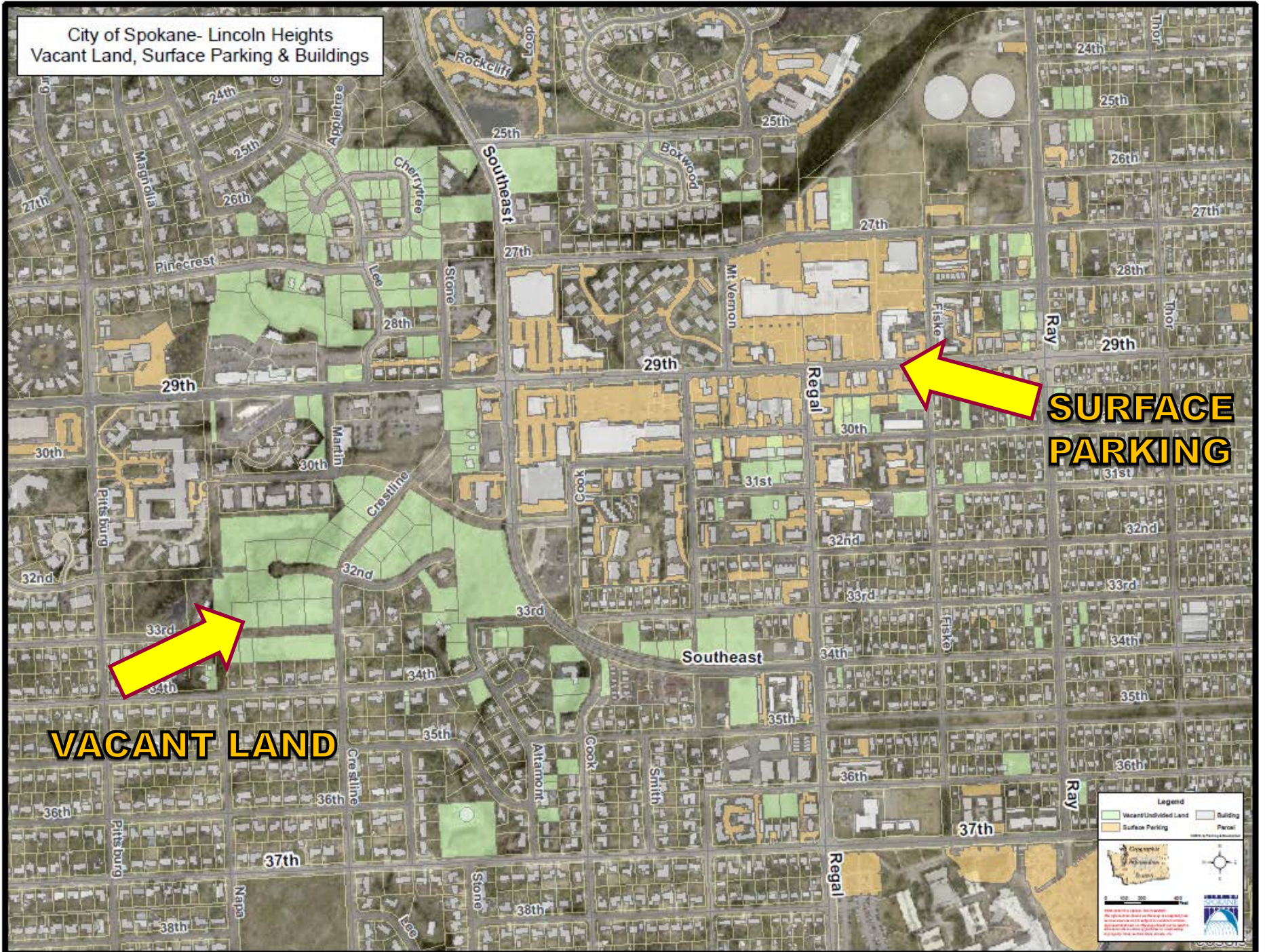
**UNDEVELOPED
CITY R-O-W**

**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

City of Spokane
Lincoln Heights
Map of Lincoln Heights
Scale: 1 inch = 100 feet
North Arrow

LANDOWNER 2
★ Retirement Housing

LANDOWNER 1
★ Safeway

LANDOWNER 3
★ Trader Joe's

LANDOWNER 4
★ Rosauers

LANDOWNER 5

LANDOWNER 6
★ Apartments

Private Ownership



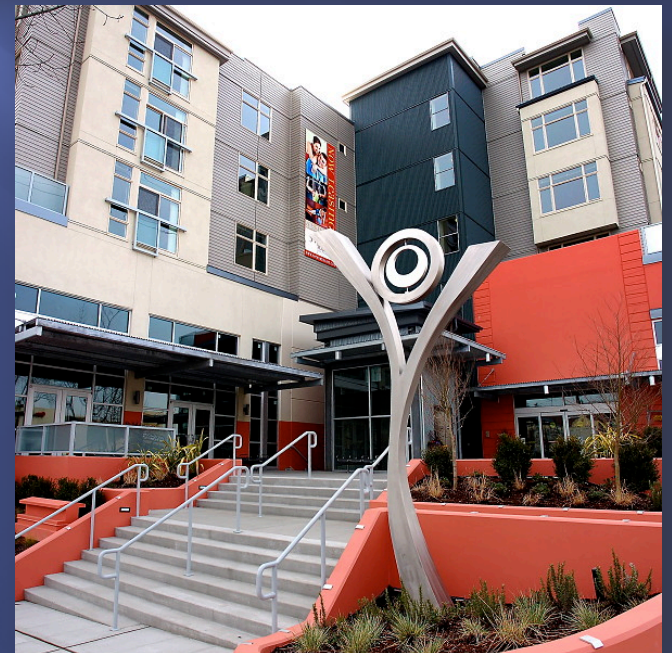
Examples

- **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.

Opportunities - Mixed Use Development



For information and project updates visit:

www.spokaneplanning.org

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Telephone: (509) 625-6300

An aerial photograph of a city, likely Spokane, showing a river winding through the landscape and a large, irregularly shaped body of water in the center. The city is densely packed with buildings, roads, and green spaces. The text "Thank you" is overlaid in the center of the image.

Thank you