

BRIEFING PAPER
City of Spokane
Planning & Development

Subject

A Technical Assistance Program (TAP) Panel from Urban Land Institute will visit Lincoln Heights Commercial District on June 17 and June 18, 2015 to provide advice to regarding the land use and development challenges in Lincoln Heights. Urban Land Institute is a nonprofit education and research institute; the panel will consist of 8 to 10 experts in the fields of real estate, planning, and development.

On the afternoon of the final day, June 18, the panel will convene a “report back” of their findings. A written report will follow within 60 days.

This TAP will provide unbiased, pragmatic advice from experts before further planning is undertaken. ULI specializes in assisting with questions such as “How to reinvigorate a struggling commercial center” or “What type of public investment will spur desired private development”.

Background

The South Hill Planning Coalition and the Lincoln Heights Neighborhood Council have identified planning for Lincoln Heights as a high priority. The City has had numerous changes to the zoning in this area through Comp Plan Amendments since 2001 with no neighborhood planning of the Center.

City planning staff held a fact finding workshop in November 2013 and with the assistance on a EWU Graduate student a walkability audit in 2014. In late 2014 the neighborhood council was told that planning work would be resumed in Lincoln Heights. Through this process these planning goals have been established:

- Clarify the desired mix and balance of land uses
- Assess the potential for development that supports transportation related investments
- Identify opportunities for an improved public realm and place-making

Additional planning with the neighborhood will occur following the ULI work. Studio Cascade will provide planning support to the neighborhood and are scheduled to begin in Fall 2015.