

Qualified Opportunity Zones in Spokane's Lower South Hill & Medical District

53063004000 (Census Tract 40), 53063003100 (Census Tract 31),
and 53063003200 (Census Tract 32)



The Timing is Right

South Hill & the Medical District (Census Tracts 31, 32, 40) adjacent to downtown and the University District is located south of I-90, encompassing several hospitals and medical facilities, as well as historic residential neighborhoods that slope up South Hill from the Spokane River. The area is home to Sacred Heart Hospital, Deaconess Hospital, St. Luke's Rehabilitation Center, and many other medical providers. With close proximity to the downtown area and University District, this distressed, low-income community is ripe for investment in mixed-rate housing, medical facilities, office space, and community improvement projects. In addition to vacant and underutilized sites primed for redevelopment, Lower South Hill has swaths of open land, inviting development compatible with the historic urban residential character of the neighborhoods.



The City will work to make your development, business start-up, and/or expansion easier. We offer tailored assistance to projects in our targeted redevelopment areas.

Contact the Economic Development Team today eraedc@spokanecity.org or 509-625-6597.



Assets:

- Federal Qualified Opportunity Zone
- State authorized Community Empowerment Zone
- State authorized Multi-Family Tax Exemption
- Local incentives to encourage private investment
- University District Gateway pedestrian bridge
- Commercial, Office and residential development opportunities

Largest current pipeline projects of private and public/private investments:

- Under construction \$12,000,000 Pedestrian Bridge connecting Medical District with to the University District and two new Medical and Nursing Schools
- 6th and Jefferson Condominiums – **6,300,000**
- Vanessa Behan Crisis Nursery (Non-Profit) – 1,300,000
- Medical Professional Offices – 12,000,000

Access to Talent

- The Largest Labor Market in Eastern Washington and North Idaho, with a workforce of more than 230,000 talented individuals.
- Spokane’s employees are well trained, ready to work, and valued for their loyalty.
- 3 Major Medical School Programs (Washington State University, University of Washington, and Gonzaga University).
- Gonzaga University School of Law.
- Three Local MBA Programs (Washington State University, Gonzaga, Whitworth).



Commercial Drive Times

Seattle	4.5 hrs
Portland	5.5 hrs
Calgary	8.0 hrs



Rail Access

BNSF
Union Pacific



Direct Flights to 16 Cities

Seattle, Portland, Boise, Salt Lake City, Denver, San Francisco, Sacramento, Los Angeles, Chicago, Phoenix, Dallas, and more!



People

500,000 Residents in the Metro Area. Regional hub serving almost two million people.

Incentive Tools



Multi-Family Tax Exemption

A 25-unit project can net approximately **\$320,000** in property tax savings over 8 years or **\$490,000** over 12 years.



Historic Preservation

\$500,000 in improvements to a historic structure can net **\$68,000** savings in property taxes over 10 years.



GFC Fee Waivers

Many types of projects can save between **\$1,200** and **\$50,000** in water connection costs and between **\$2,400** and **\$99,000** in sewer costs.



Customized Toolbox

Contact your City Specialist for more information on available incentives and a customized package of all available tools for development.