

South University District Context



The South University District is home to small, homegrown businesses, and firms that provide regional services.



The University Gateway Bridge has created a new walking and cycling link between the north and south halves of the University District.



New development at the University Gateway Bridge landing features cross-laminated-timber construction, a cutting-edge technology locally produced in Spokane.



The University Gateway Bridge spans BNSF railroad tracks, a major barrier to movement.



Universities north of the bridge plan to continue to expand their presence in Spokane, including potential new construction in the South University District.



Several new low-barrier affordable housing developments have been constructed in and around the district. These structures play a critical in combating homelessness and providing services, however businesses and property owners have expressed concerns about potential impacts on the neighborhood's desirability for market-rate development.



Older residential buildings remain through the district, providing a reminder of the area's history, enriching its character, and adding variety to the built environment.



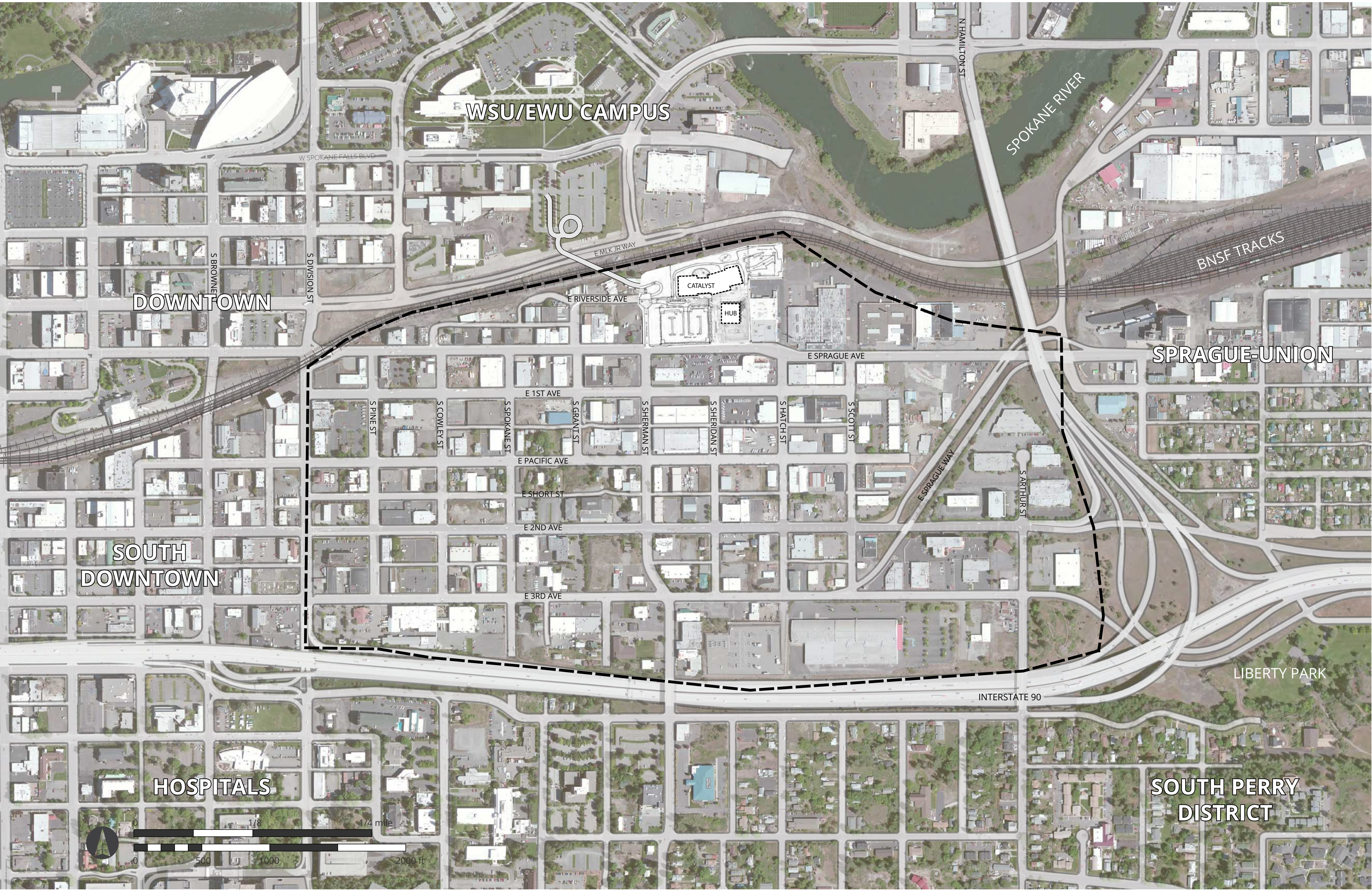
Sporadic property development and past lax standards have resulted in disconnected pedestrian infrastructure.



The community design workshop for the South University District Subarea Plan was held on July 30, 2019.

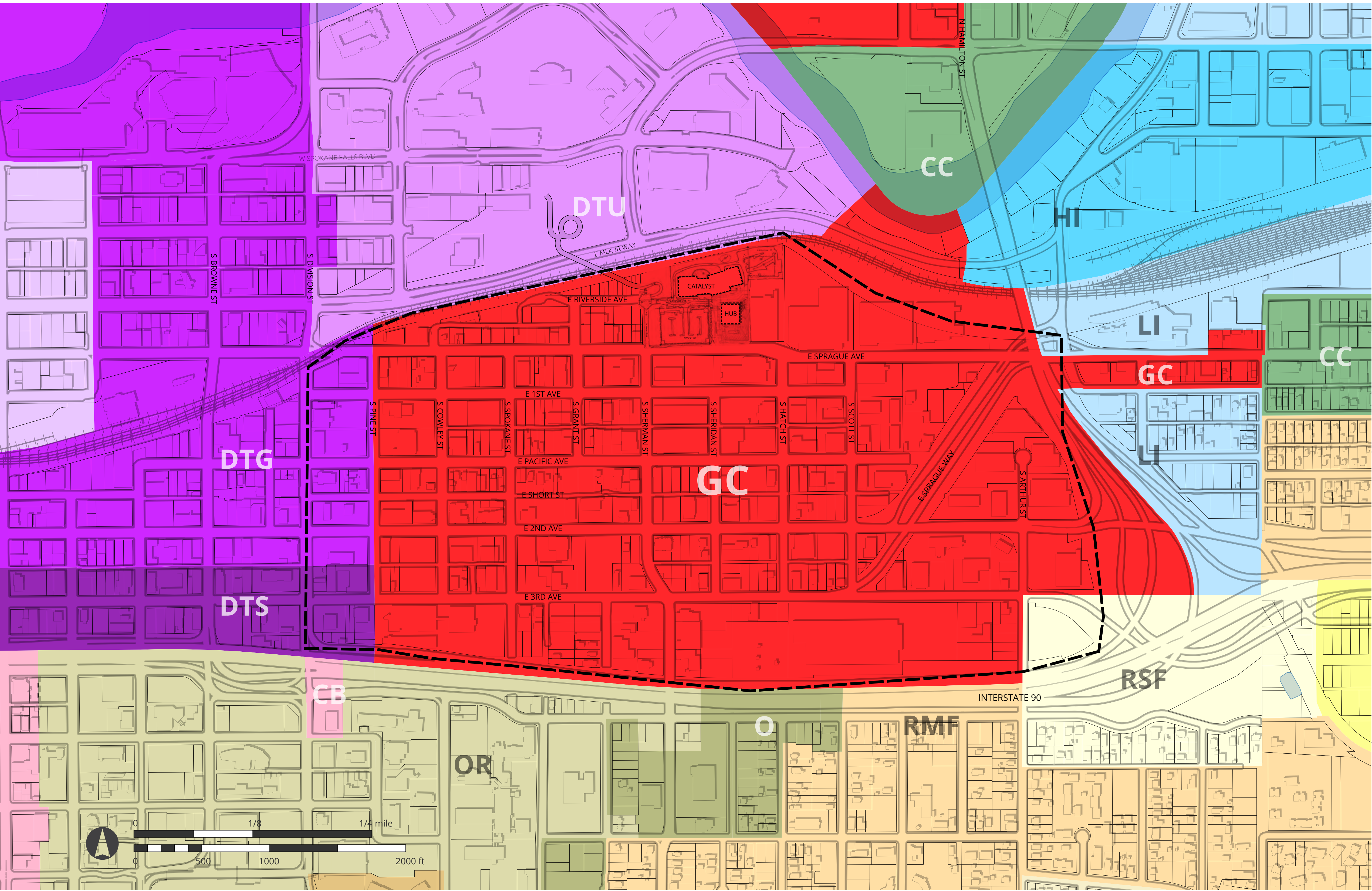


Context Map



South University District Boundary

Existing Zoning



South University District Boundary

Existing Zone Classification

Existing Zoning	
GC	General Comercial
DTG	Downtown General
DTU	Downtown University
DTC	Downtown Core
DTS	Downtown South
CC	Center/Corridor
HI	Heavy Industrial
LI	Light Industrial
RSF	Residential Single-family
RTF	Residential Two-family
RMF	Residential Multi-family
O	Office
OR	Office Retail
CB	Community Business

