



400 BLOCK SPRAGUE AVENUE —

10/02/2024 PHASE I CONCEPT DESIGN PROGRESS

SITE OVERVIEW —

UD VISION —

University District Map Part of UD Vision 2064

LEGEND

UNIVERSITY DISTRICT
REVITALIZATION AREA, 770 AC.

CAMPUS BOUNDARIES

PLACES

HEALTH PENINSULA

SOUTH LANDING

SOUTH UD

EDUCATION

1

GONZAGA UNIVERSITY

2

WSU HEALTH SCIENCES SPOKANE

3

WHITWORTH UNIVERSITY DOWNTOWN

4

UW GU HEALTH PARTNERSHIP

5

EASTERN WA. UNIVERSITY

6

COMMUNITY COLLEGES OF SPOKANE

MOBILITY

TRANSIT CENTER

INTERMODAL CENTER

GATEWAY BRIDGE

CITY LINE (BUS RAPID TRANSIT)

COLLECTORS, ARTERIALS,
AND HIGHWAYS

BNSF RAIL

ASSETS AND SERVICES

ARTS CENTER

COMMUNITY BUILDING

FAITH

FITNESS CENTER

FIRE STATION

GROCERIES

HEALTH

HOTEL

LIBRARY

NATURAL ENVIRONMENT

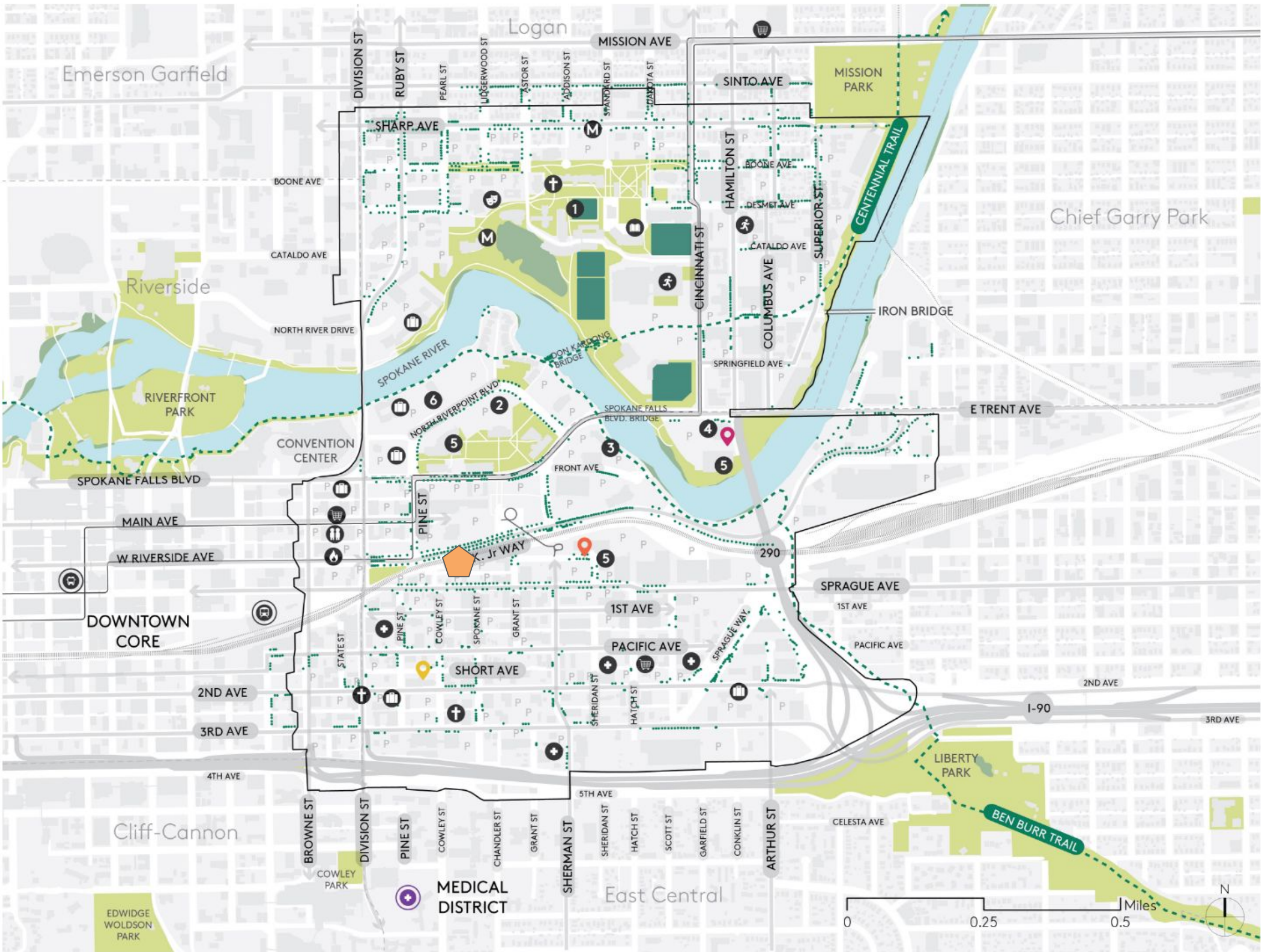
OPEN GREEN SPACES

WATER BODIES

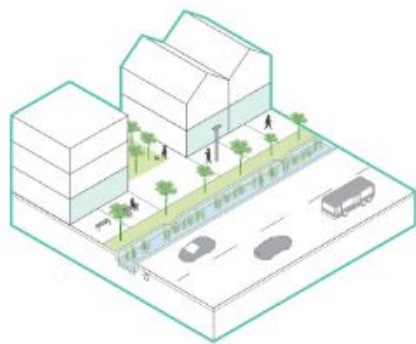
WETLANDS

UNIVERSITY SPORTS FIELDS

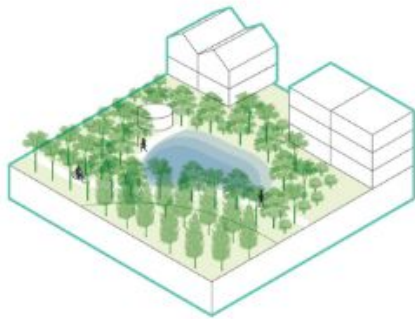
STREET TREES INSIDE
UD BOUNDARY



NATURE-BASED
STRATEGIES PALETTE



BLUE-GREEN
Infiltration and stormwater infrastructure including greenways /curbless streets/ rain gardens and permeable pavement



URBAN FORESTS
Areas for planting Ponderosa Pine groves, or micro forests such as Miyawaki Tiny Forests



PIXELATION ACROSS THE DISTRICT
Urban greening with green infrastructure, roofs, and walls.

EQUITY, INCLUSION,
AND BELONGING
STRATEGIES PALETTE



INCLUSIVE WAYFINDING + STORYTELLING
Placekeeping in the public realm with public art, signage, furnishings, new plazas and viewpoints. May include multi-cultural and indigenous representation or interpretive storytelling.



MULTI-CULTURAL
Inclusive gathering spaces with arts and culture, public realm improvements both indoors and outdoors, with shade structures for people of all ages, abilities, and cultures to meet

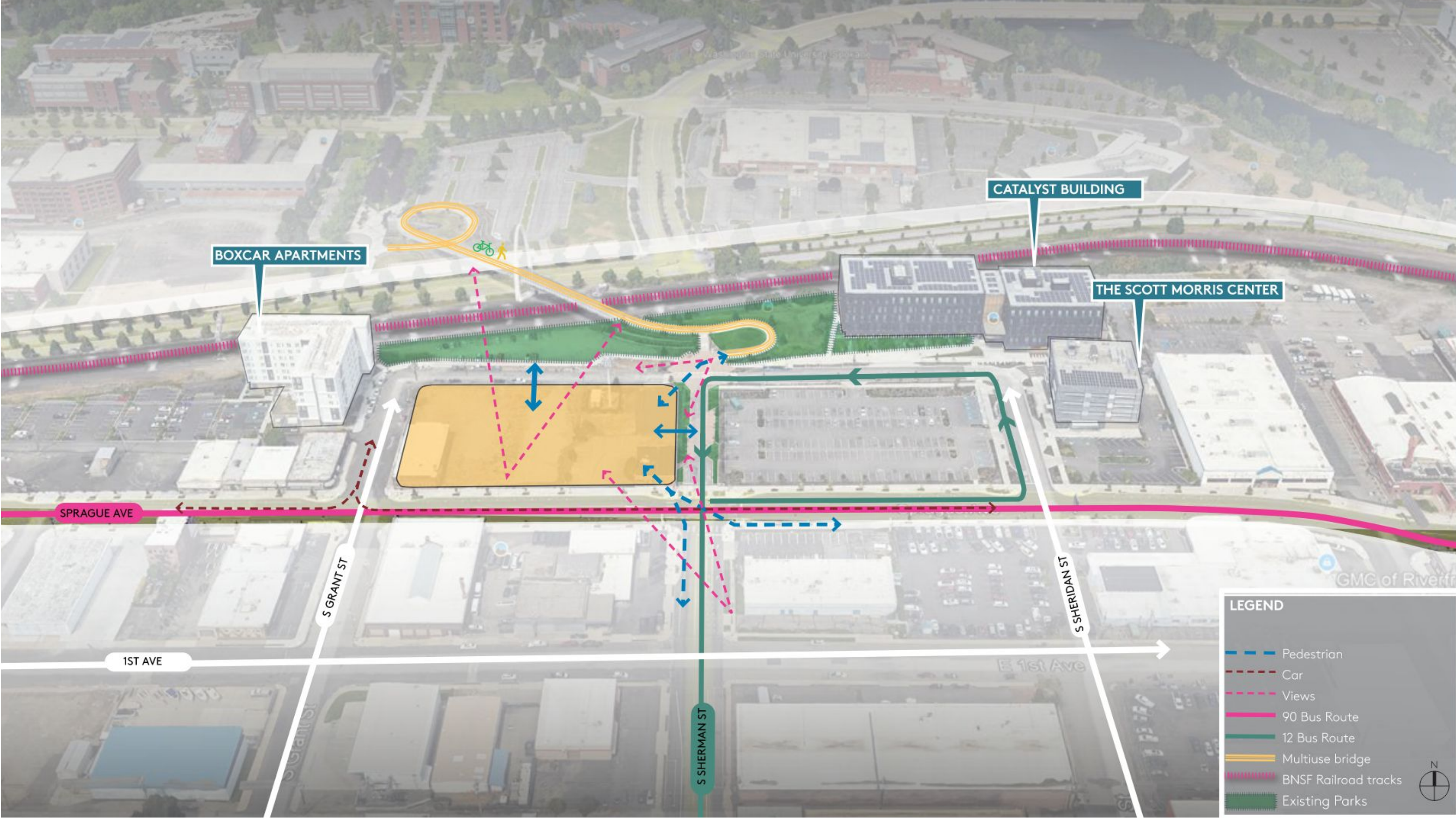


PLACEKEEPING
Focus on enabling social connections with ample wayfinding, arts and culture elements, street furniture, wider sidewalks for outdoor uses, and universal design / complete streets



INCLUSIVE CHILDCARE
Early education and childcare choices including home based, care centers and education for all

OPPORTUNITIES —



FAR STUDY —

Footprint: Entire Site

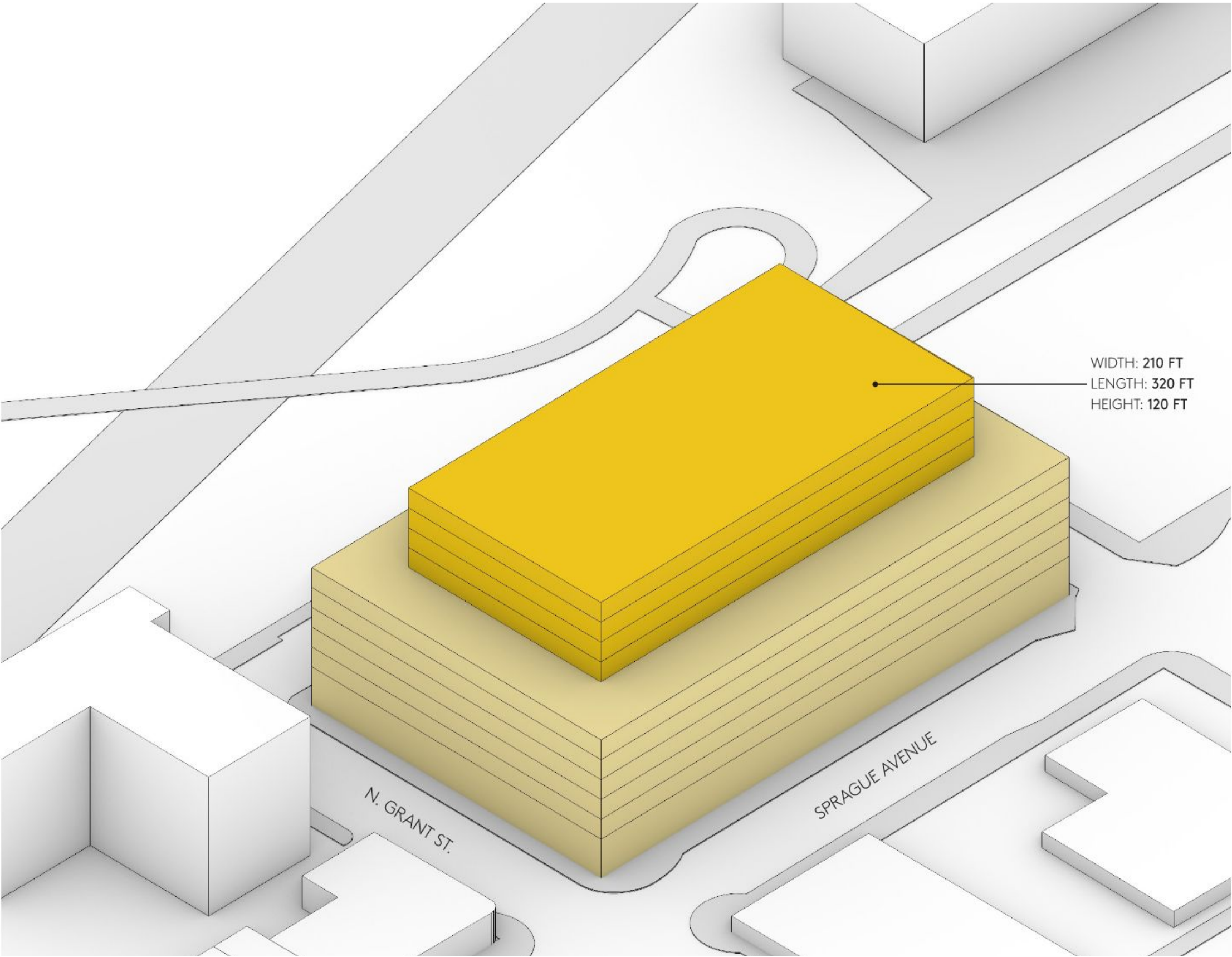
GSF (6 Story Only): 424,000 SF /
130,478 SF

Zoning Category:
DTU (Downtown University)
(Zoning Map)

Development Standards
(Table 17C.124.210-1)
Maximum FAR = 6
Maximum Height = 12 Stories (3)
Minimum Setback from Street Lot Line (4,5) = 0 ft.
Minimum Setback from R-Zoned Lots (5) = 10 ft.
Minimum Setback from Lot Lines (5) = 0 ft.
Minimum Front Lot Line = 10 Ft.
Landscaping Required (6) = (6)
Parking Required (7) = (7)

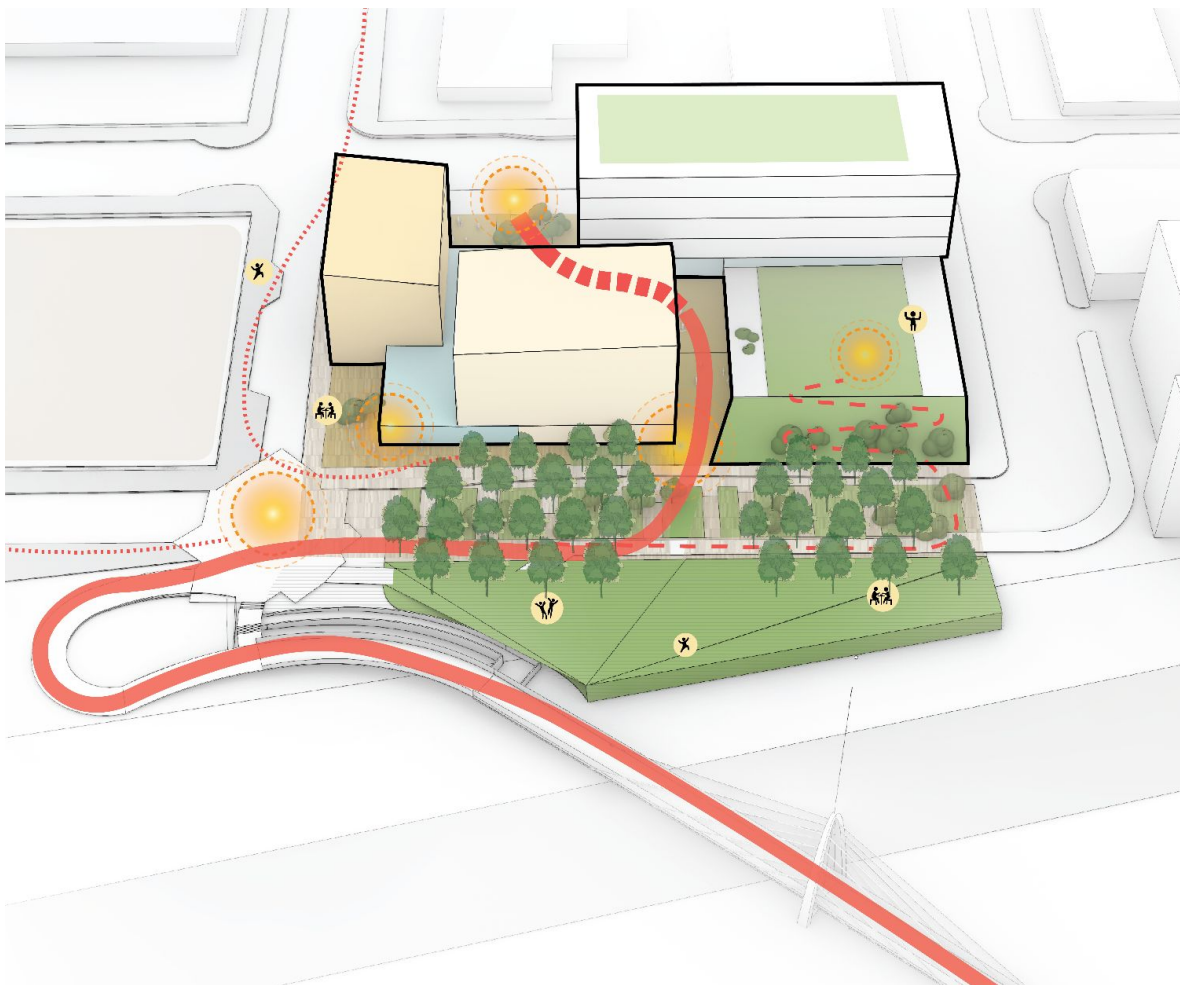
**Structure Setbacks,
Sidewalks, and Street Trees:**
(Section 17C.124.230)
- Sidewalk / Set back from Street to be 12 Feet
- If No Residential at Ground level, 70% of 1st Floor Front
to Come Up to Property Line

Height & Massing
(Section 17C.124.220)
- Ground Floor Allowed Height can be 25' and count as
One Story
- Stories Above 7th Story to Set back 15'

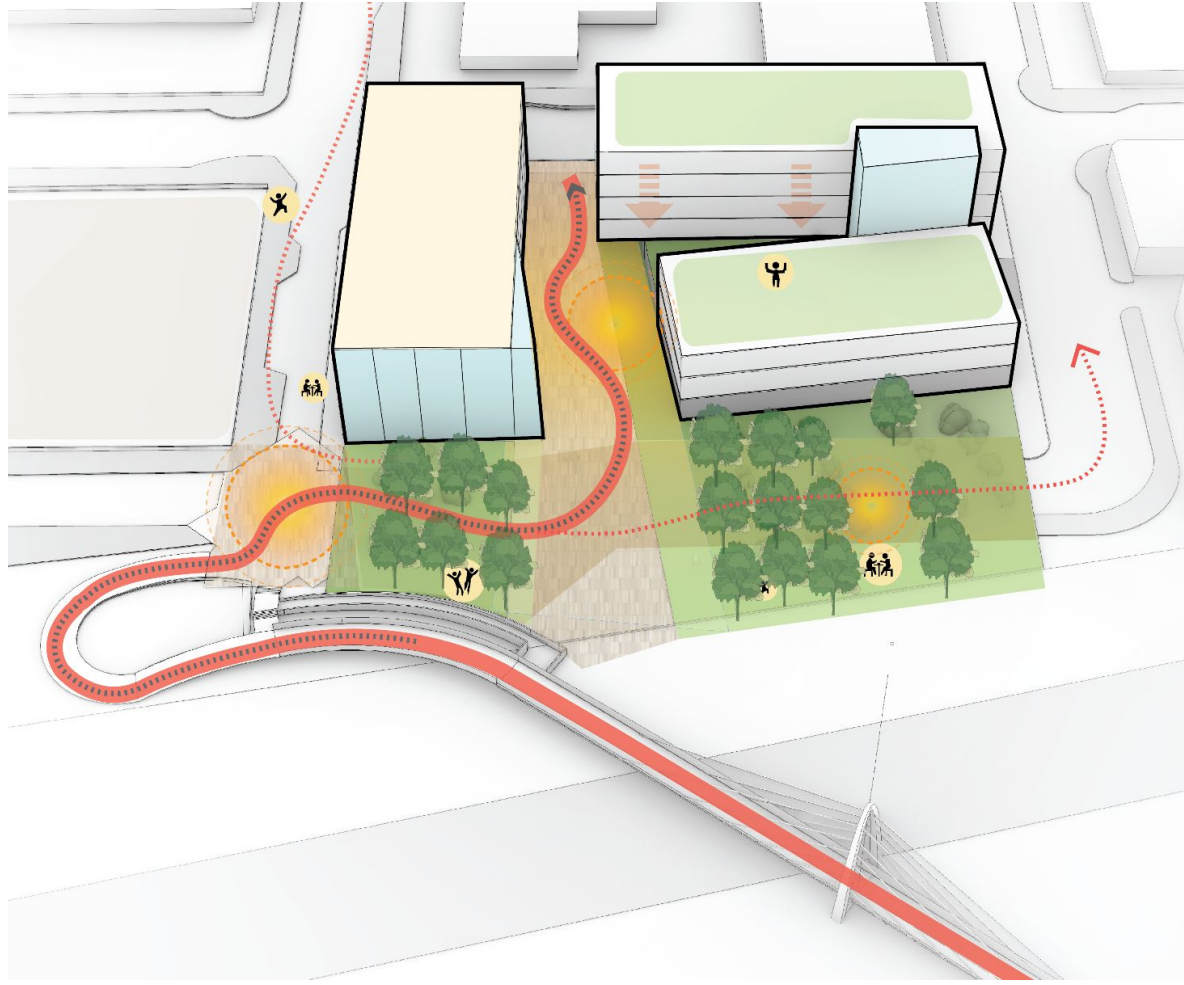


SMALL MEDIUM LARGE STUDIES —

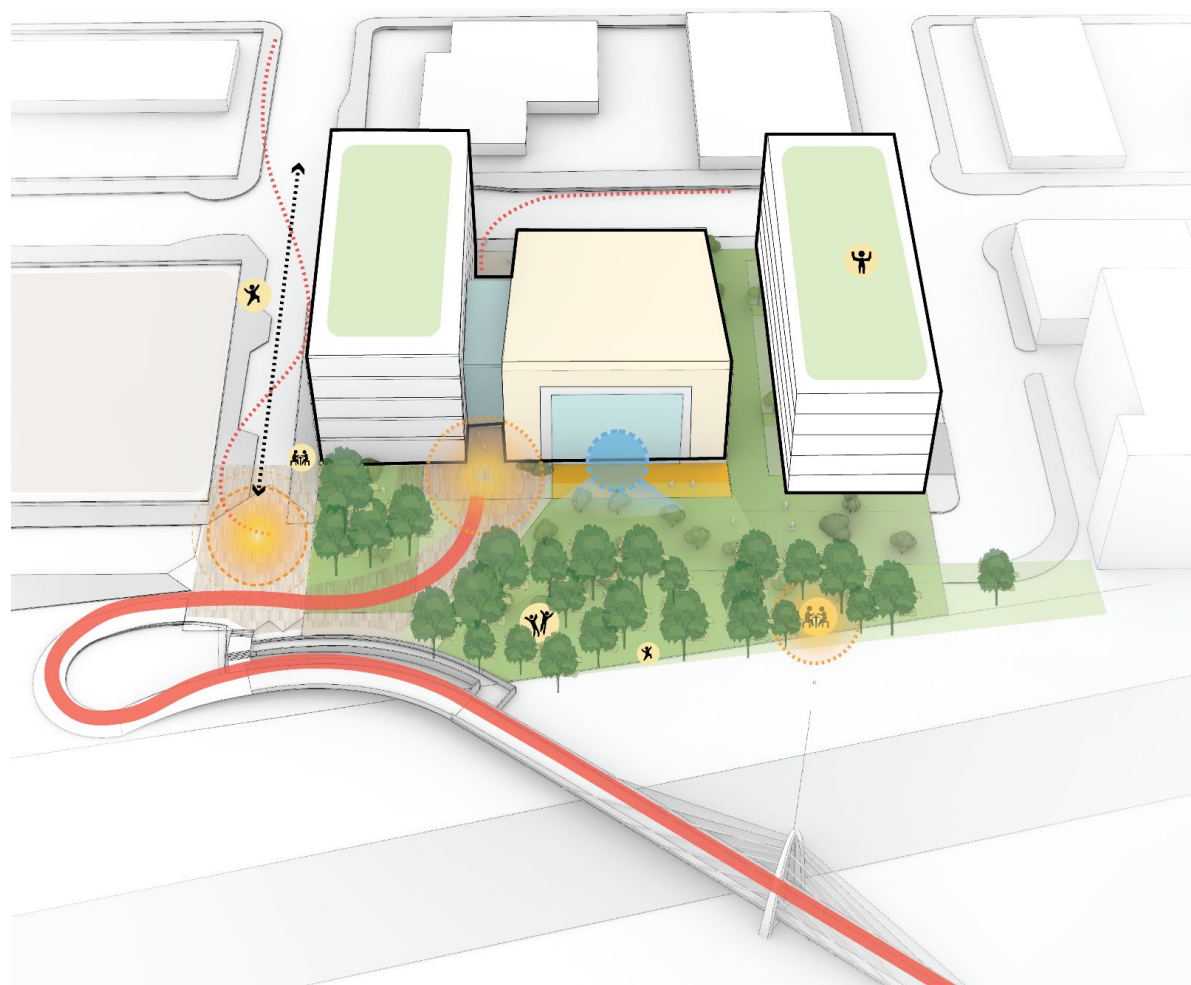
09/10 MASSING OPTIONS —



SMALL

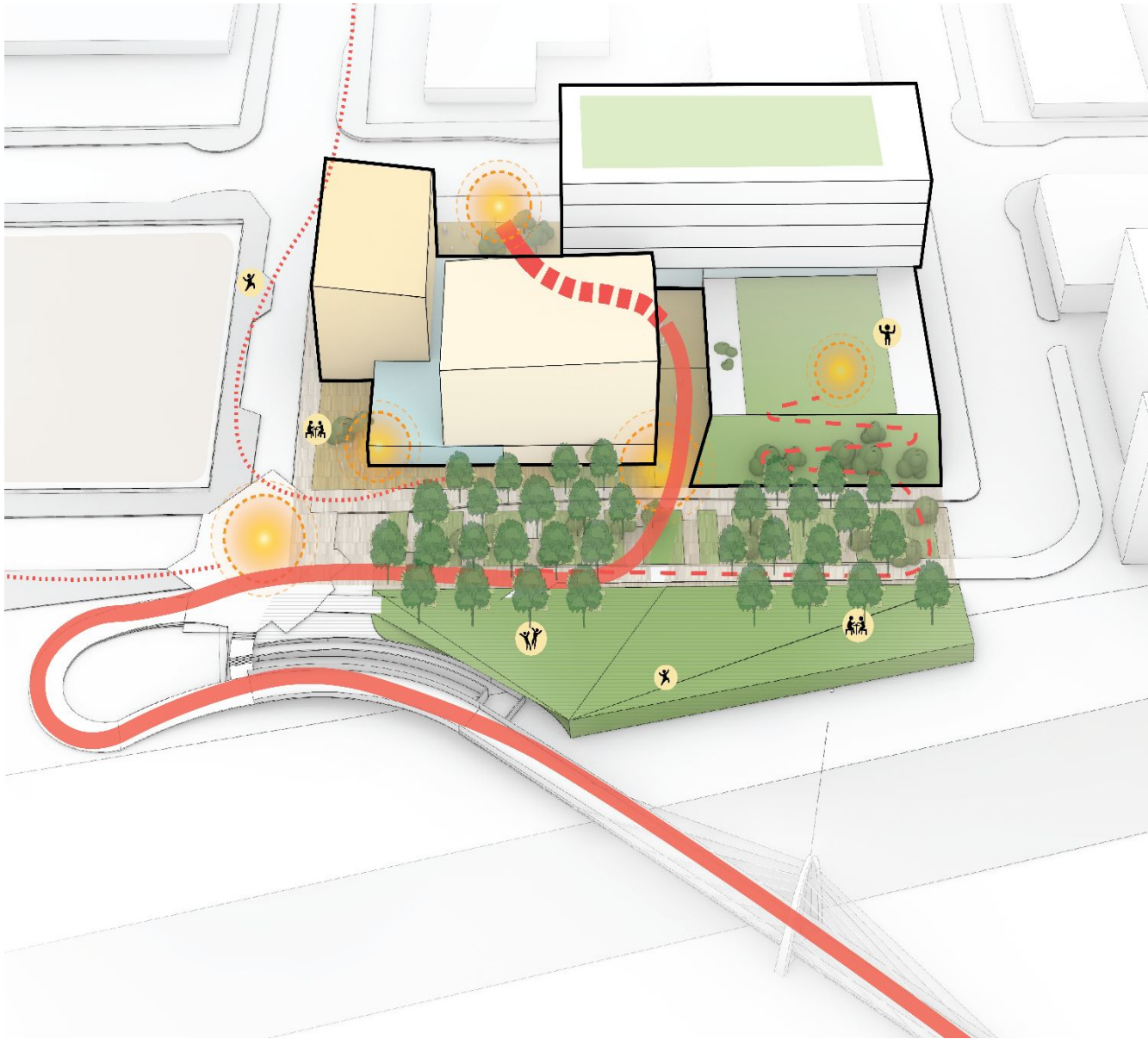


MEDIUM

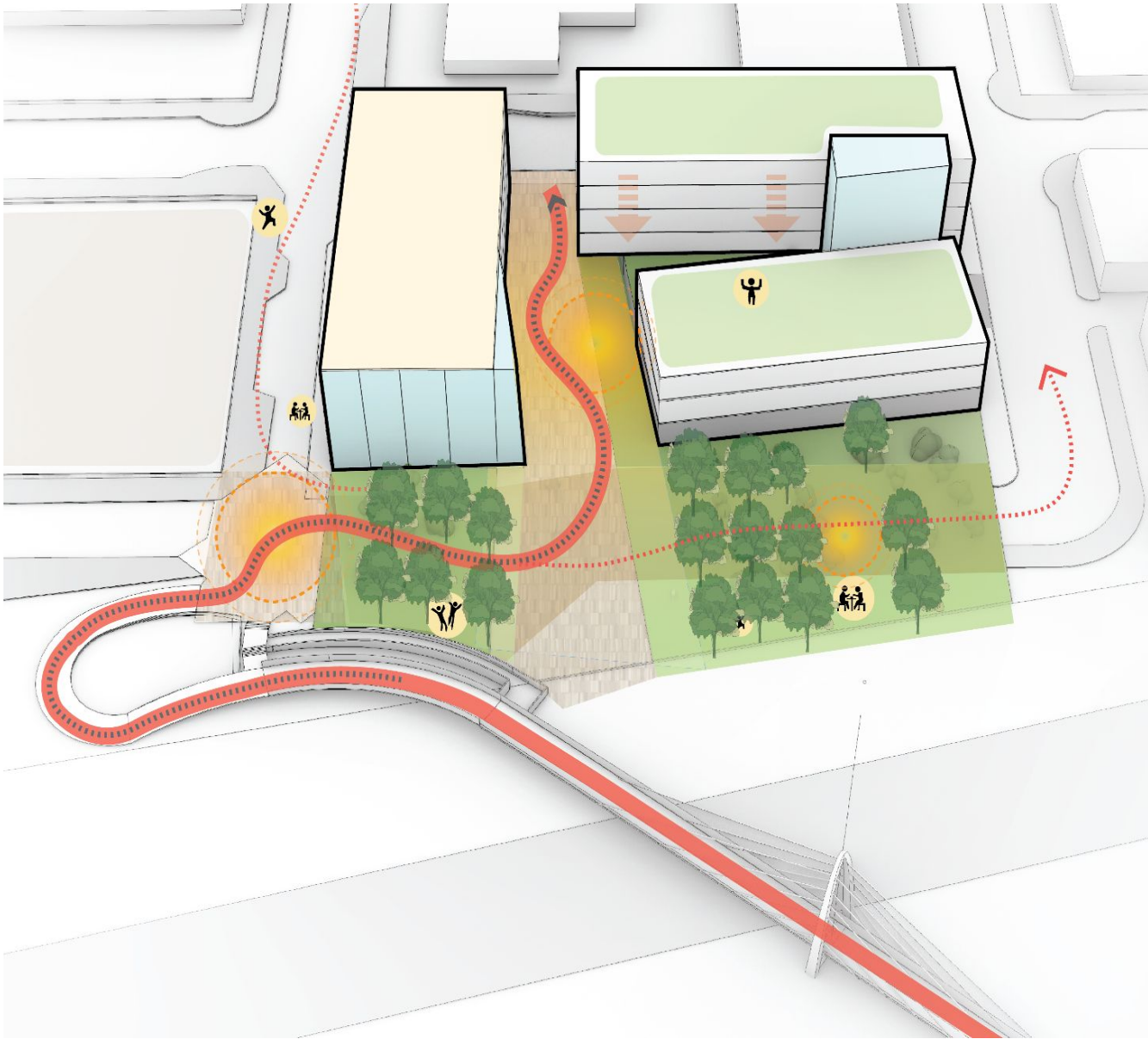


LARGE

SMALL + MEDIUM —

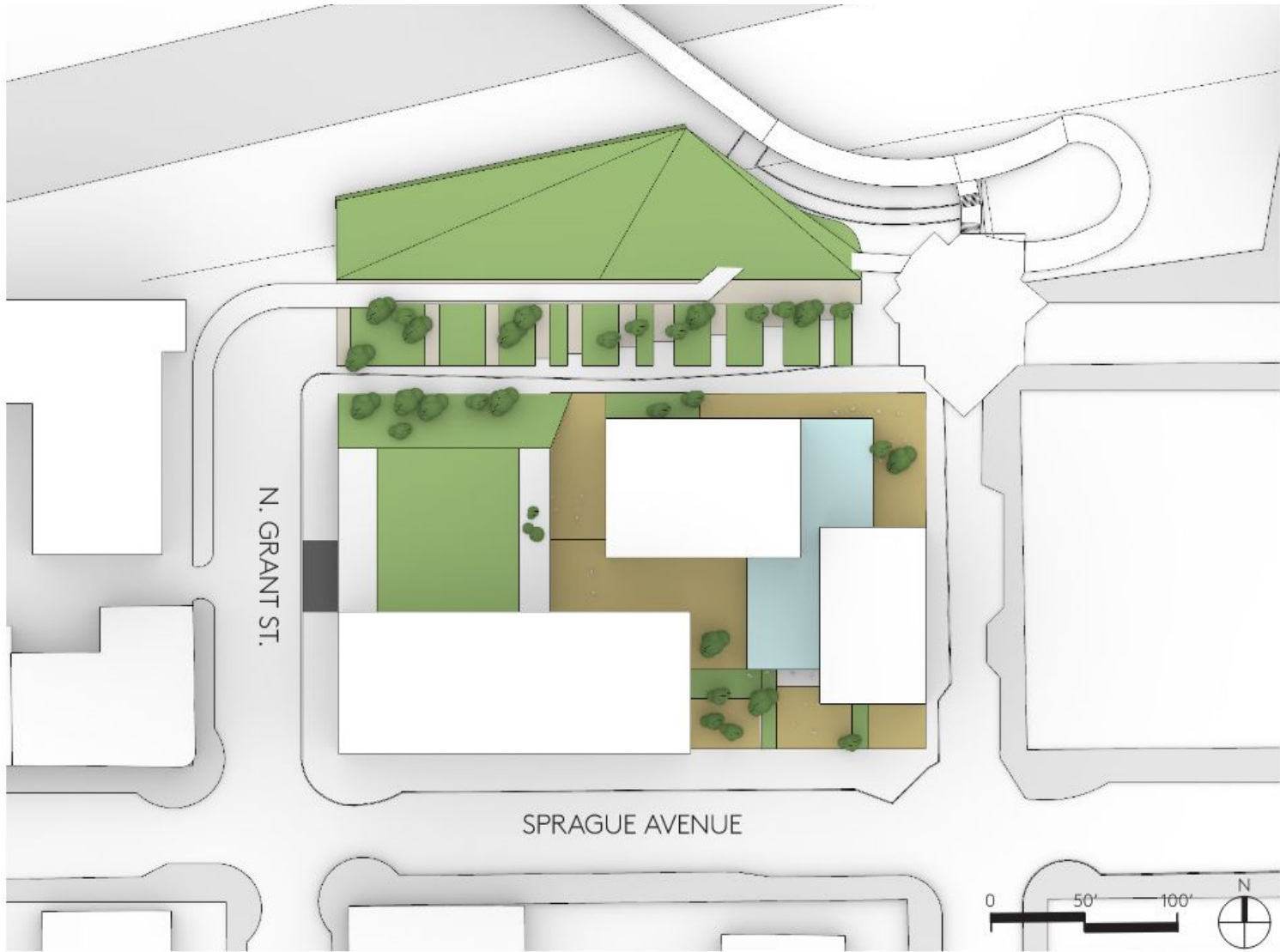


SMALL

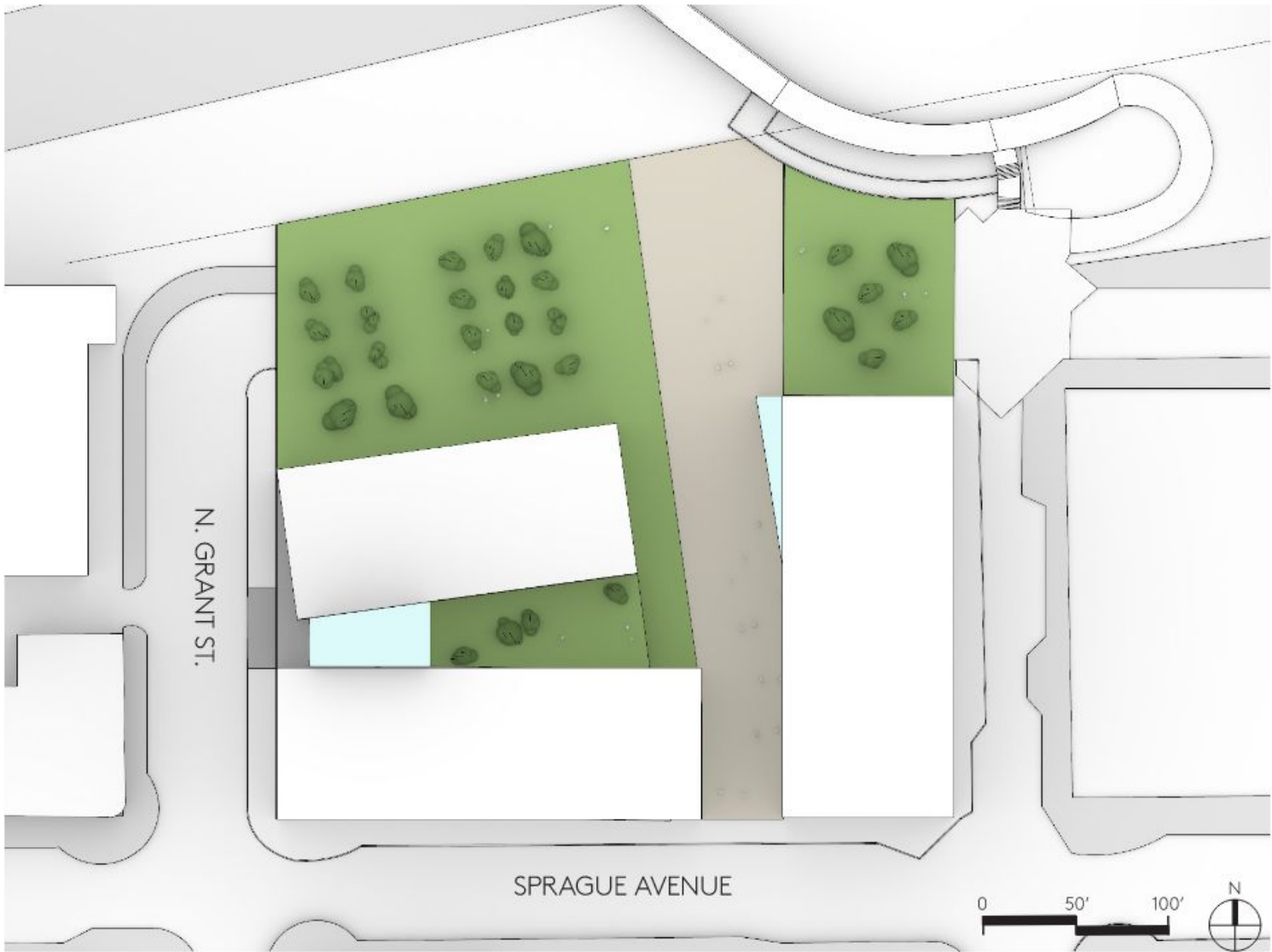


MEDIUM

SMALL + MEDIUM —



OVERALL SUMMARY		PROGRAM SUMMARY		ADDITIONAL PROGRAM	
67,200	LOT AREA GSF	37,000 SF	RECREATION NSF	80	# OF PARKING STALLS
75'	GYM BUILDING HEIGHT	30,000 SF	OFFICE / EVENT NSF	32,000 SF	GREEN SPACE
85'	OFFICES BUILDING HEIGHT	18,500 SF	LIFE SCIENCES NSF		
		5,000 SF	CHILDCARE NSF		
		90,500 SF	PROGRAM SUBTOTAL		
		39,500 SF	SUPPORT GSF		
		20,400 SF	PARKING STRUCTURE		
		59,000 SF	SUBTOTAL		
		150,400 SF	TOTAL GROSS AREA		



OVERALL SUMMARY		PROGRAM SUMMARY		ADDITIONAL PROGRAM	
67,200	LOT AREA GSF	40,00 SF	RECREATION NSF	100	# OF PARKING STALLS
65'	GYM BUILDING HEIGHT	30,000 SF	OFFICE / EVENT NSF	21,000 SF	GREEN SPACE
75'	OFFICES BUILDING HEIGHT	18,500 SF	LIFE SCIENCES NSF		
		5,000 SF	CHILDCARE NSF		
		93,500 SF	PROGRAM SUBTOTAL		
		22,000 SF	ADDITIONAL COMMERCIAL / LIFE SCIENCES		
		49,500 SF	SUPPORT GSF		
		33,000 SF	PARKING STRUCTURE		
		104,500 SF	SUBTOTAL		
		198,000 SF	TOTAL GROSS AREA		

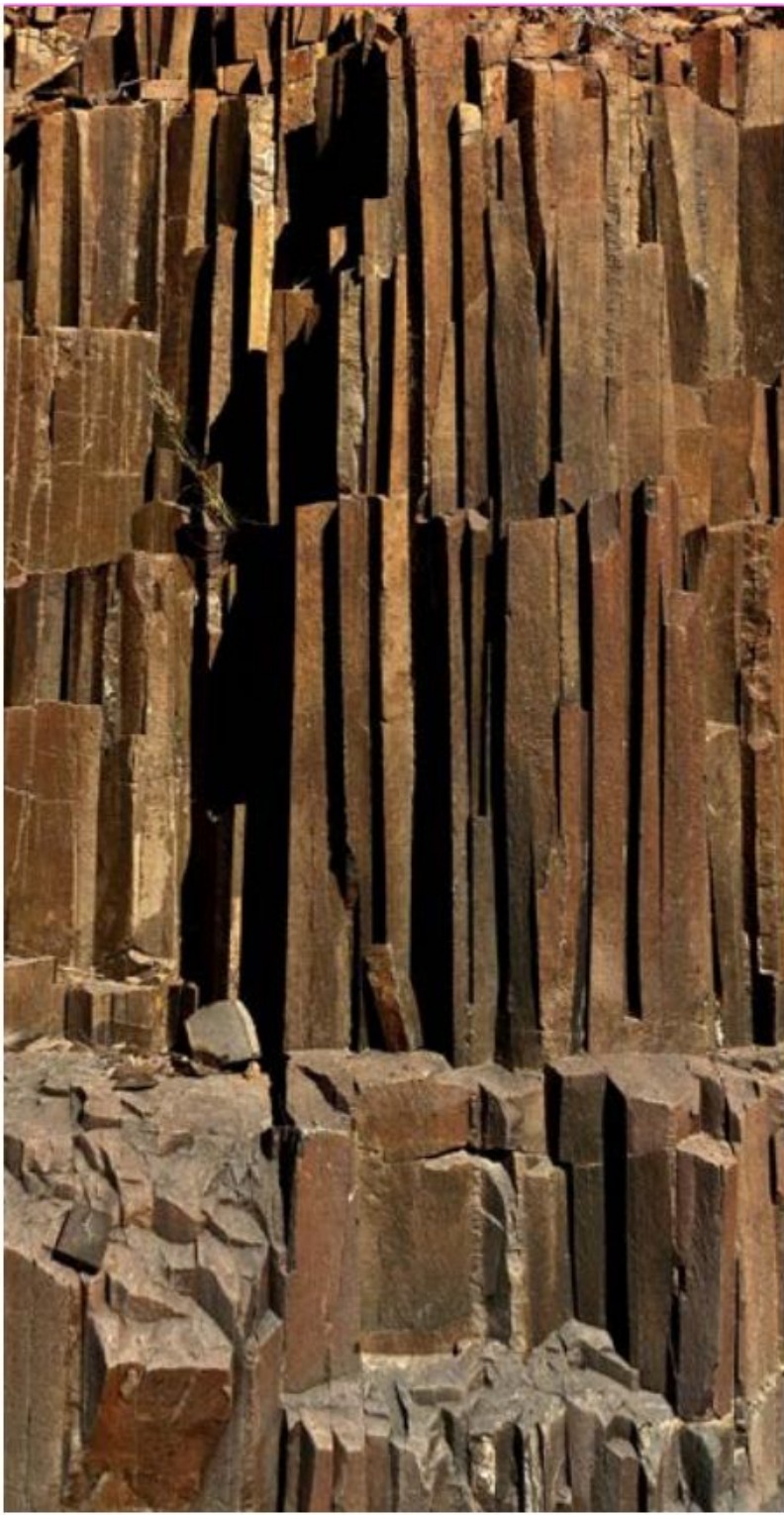
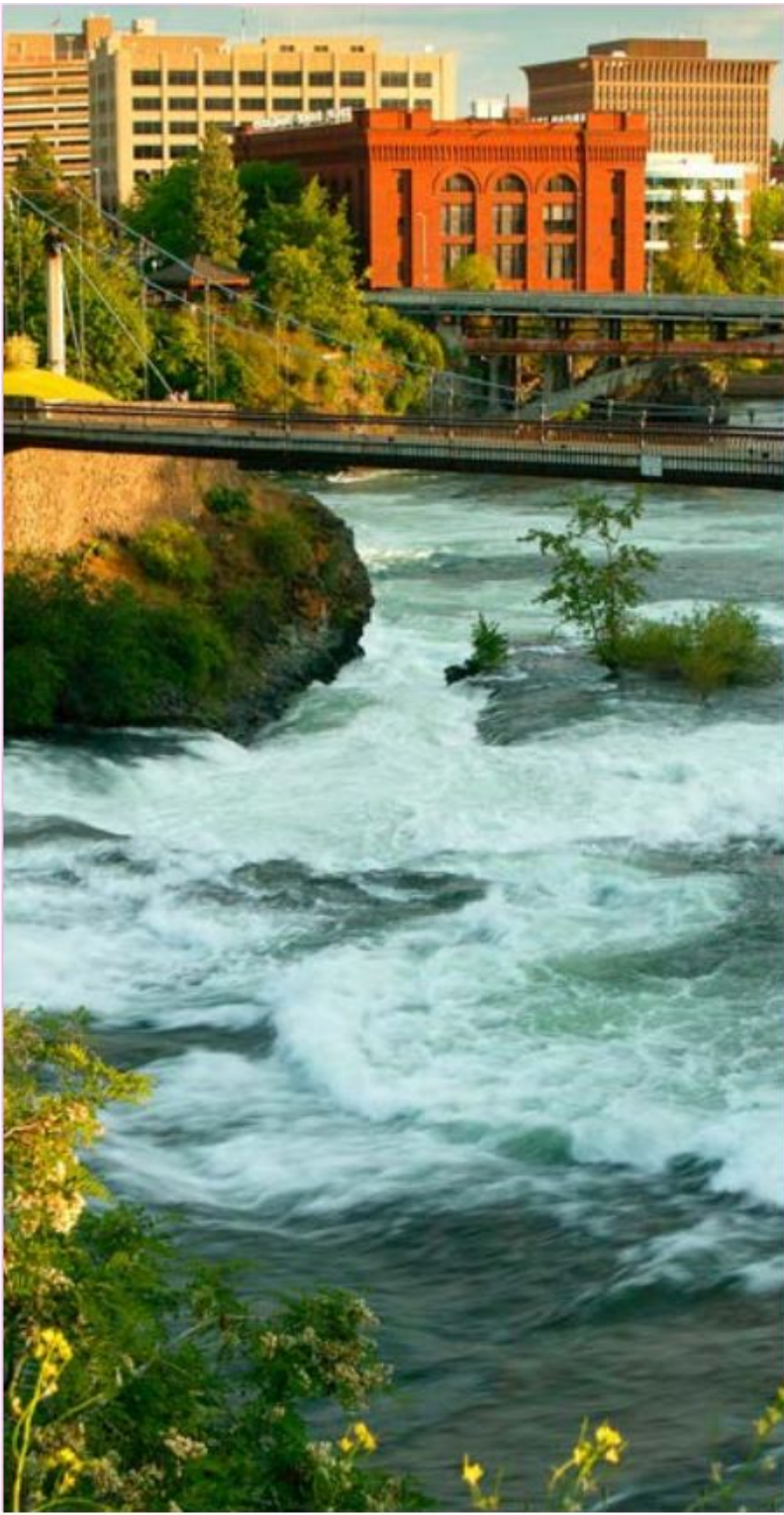
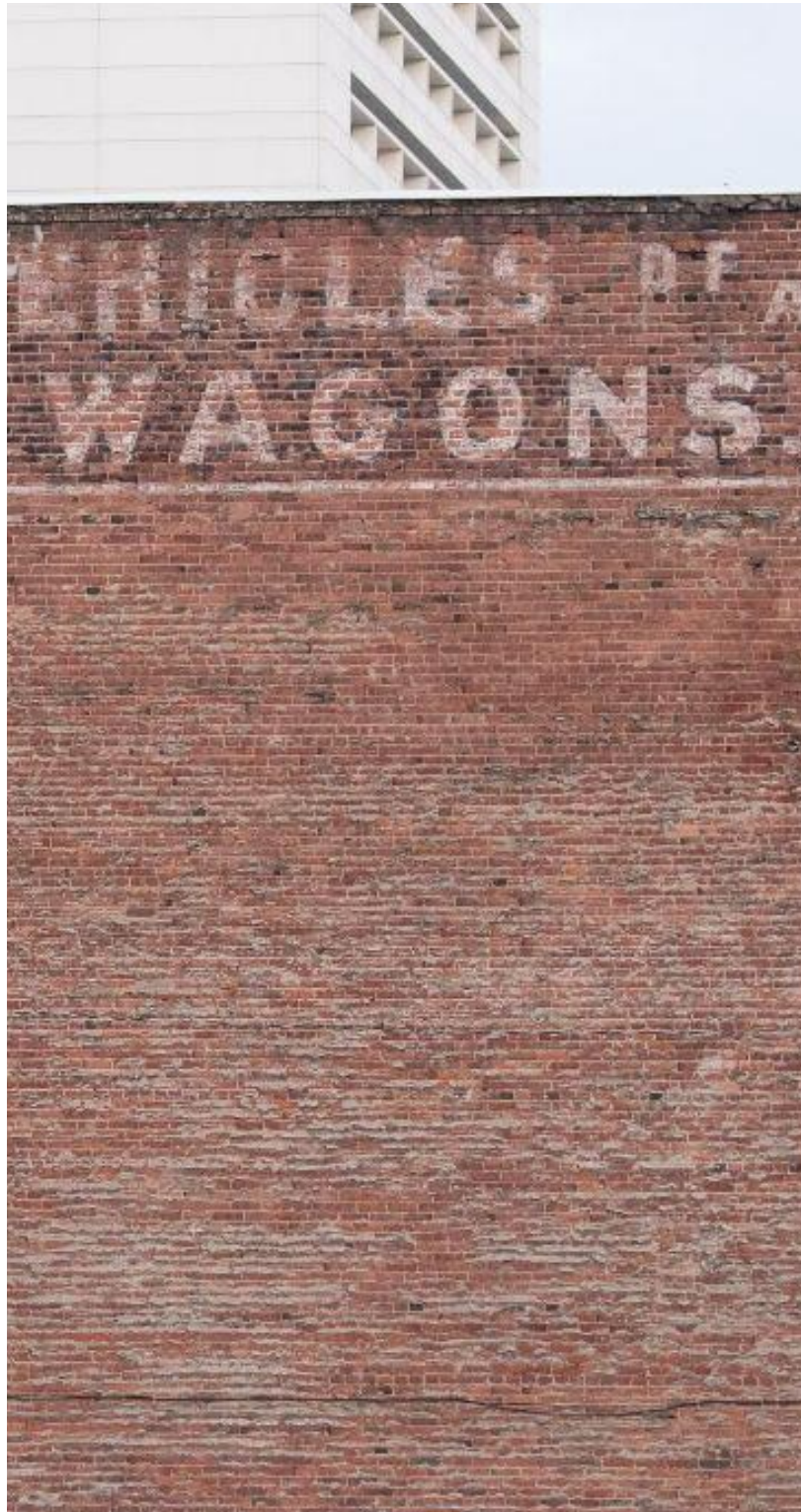
DESIGN STRATEGY —

DESIGN GOALS —



- Utilize the most economical and appropriate building systems for each program element
- Consider solar/glare impacts and views to and from the bridge in the overall site organization and distribution of program
- Take advantage of the potential for a public pocket park north of Riverside and festival street along Sherman
- Respond to the need for safety and security for project success
- Incorporate planning and design strategies of the UD Planning process and consider the relationship to the neighborhood beyond the property lines

MATERIALS APPROACH —

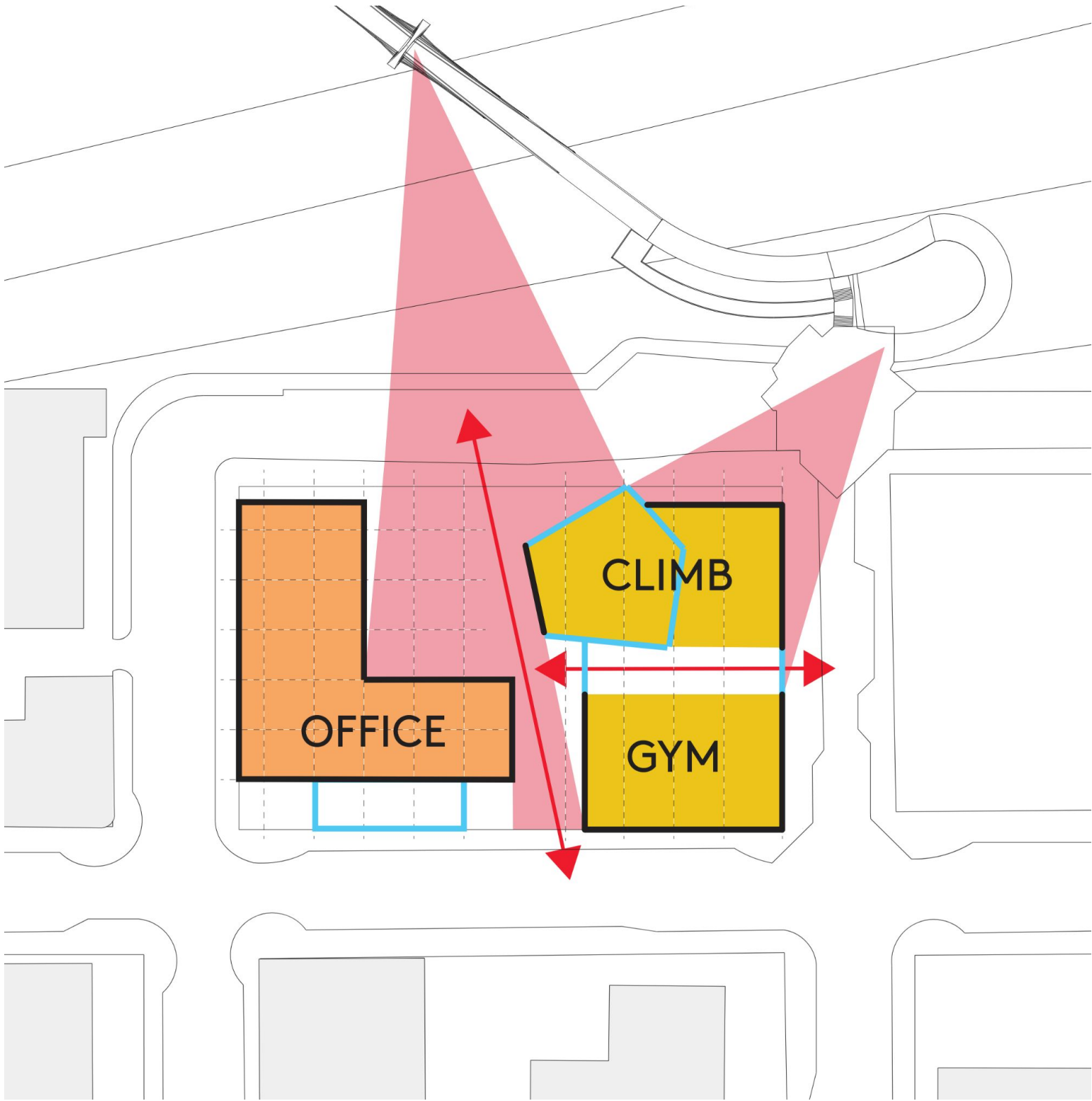


INDUSTRIAL

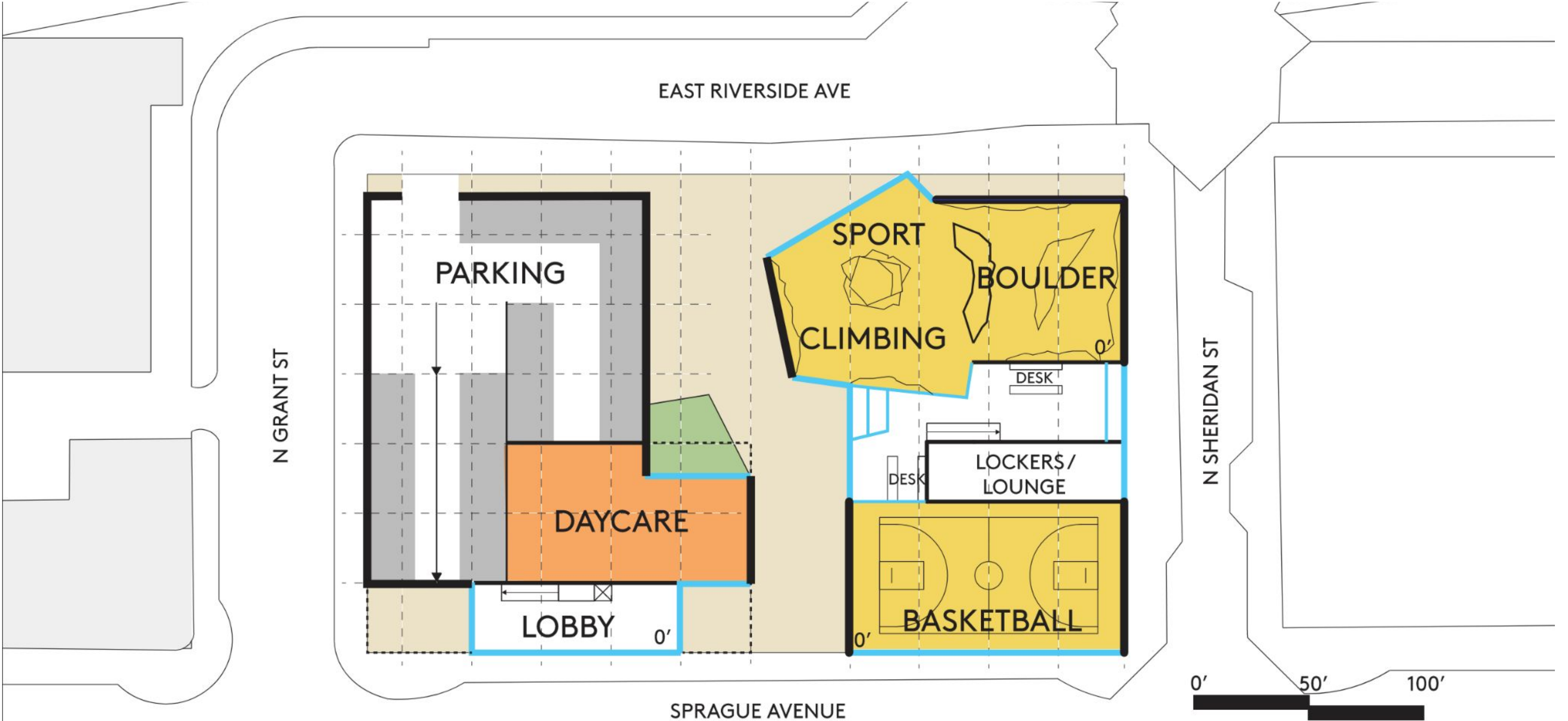


NATURAL

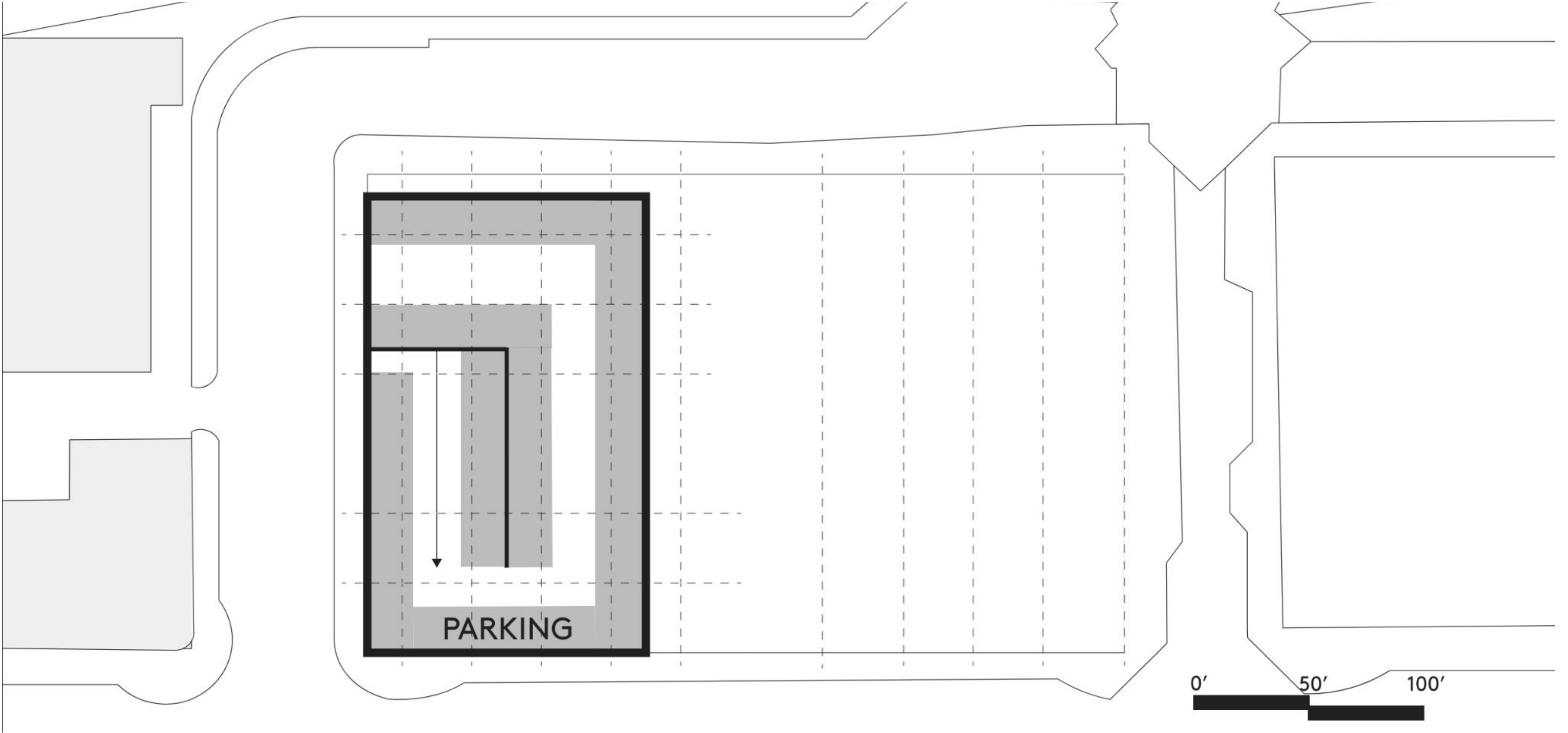
SPATIAL APPROACH —



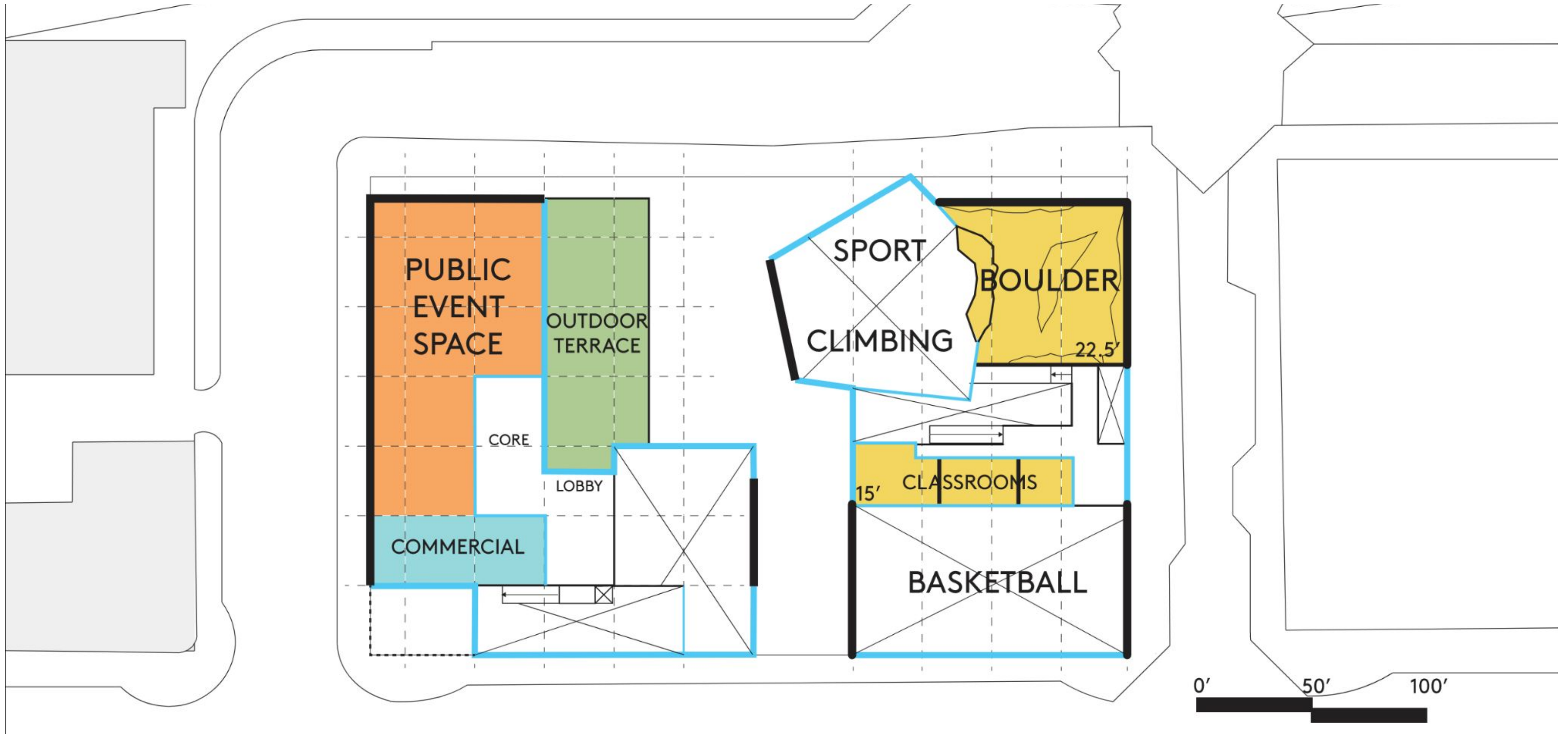
LEVEL 1 —



PARKING LEVEL —



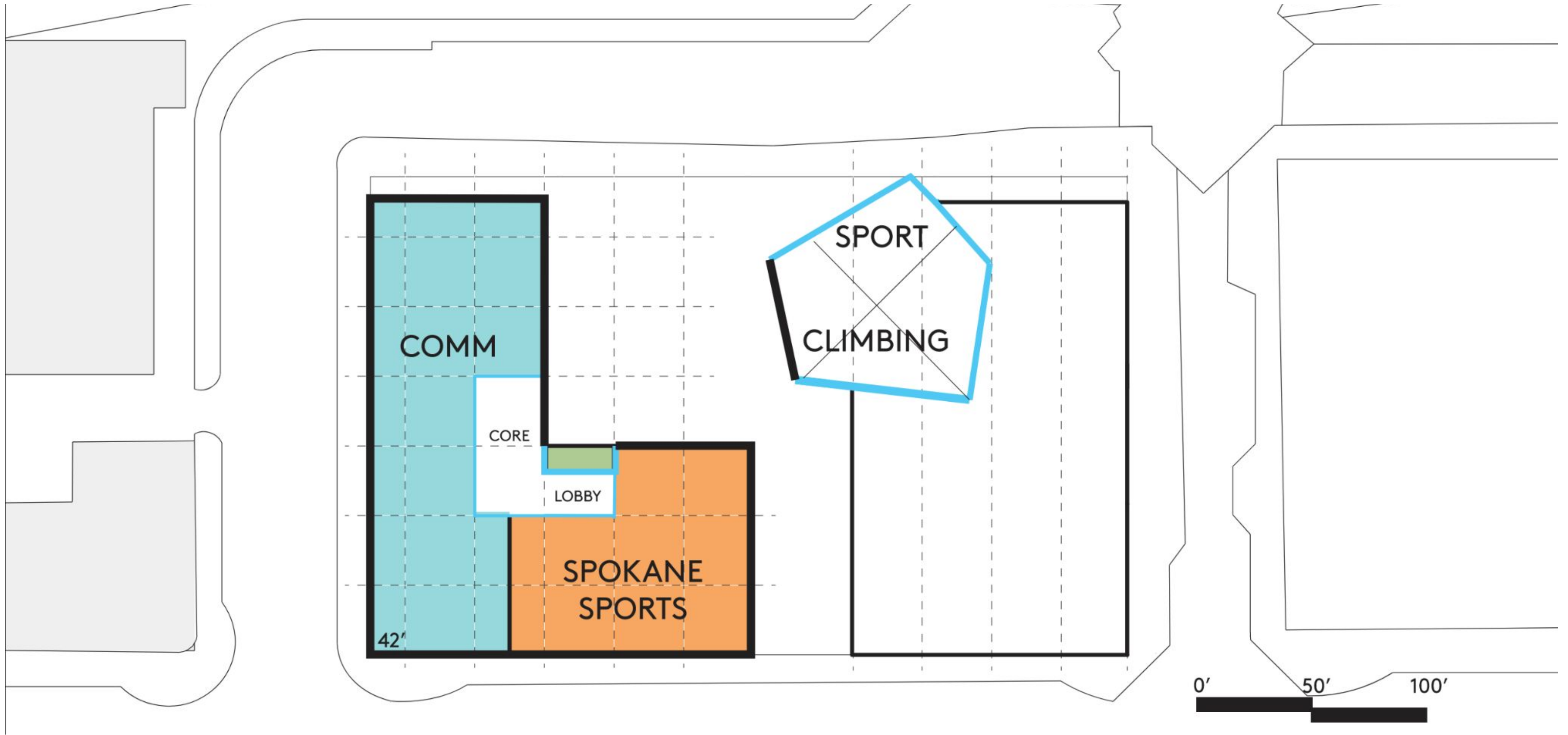
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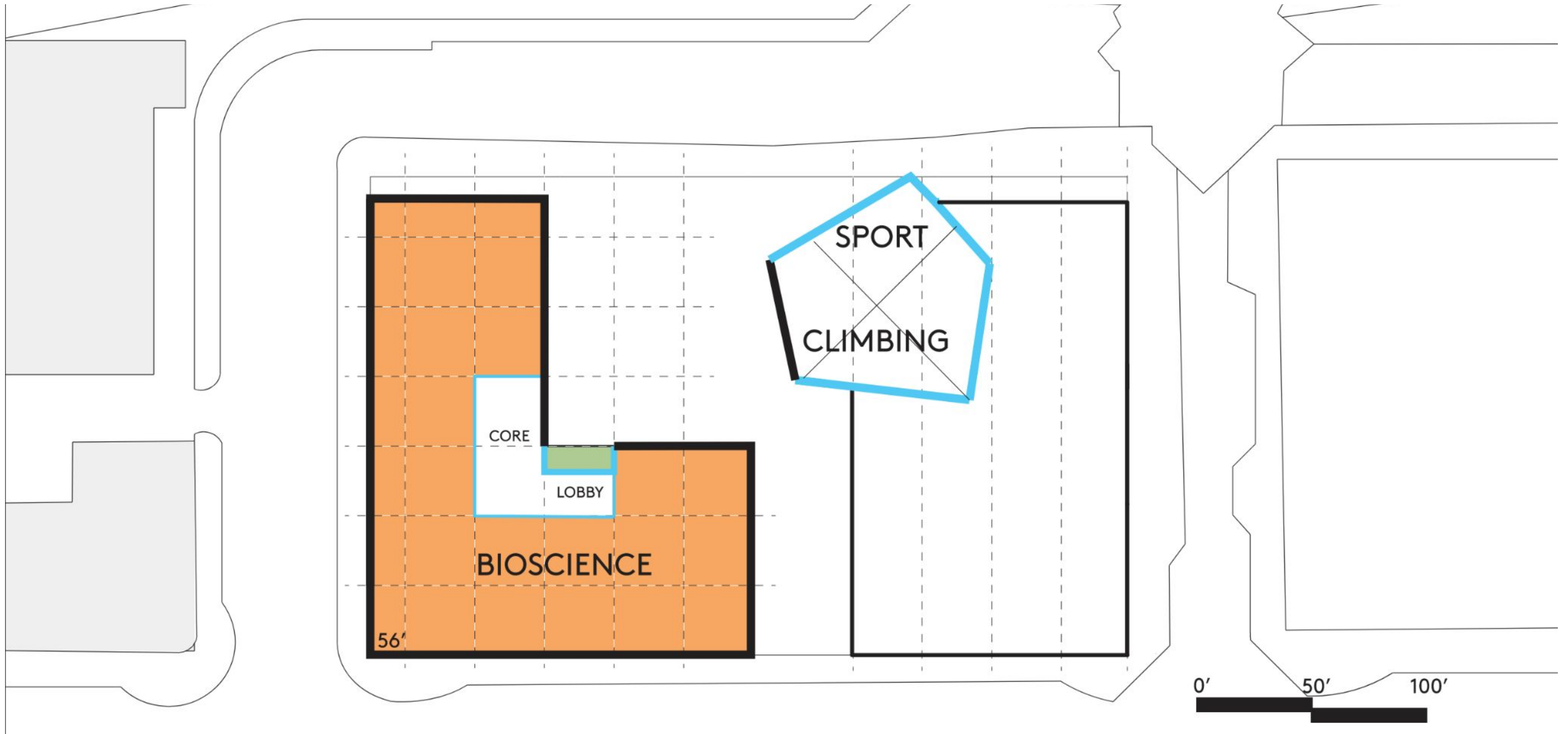
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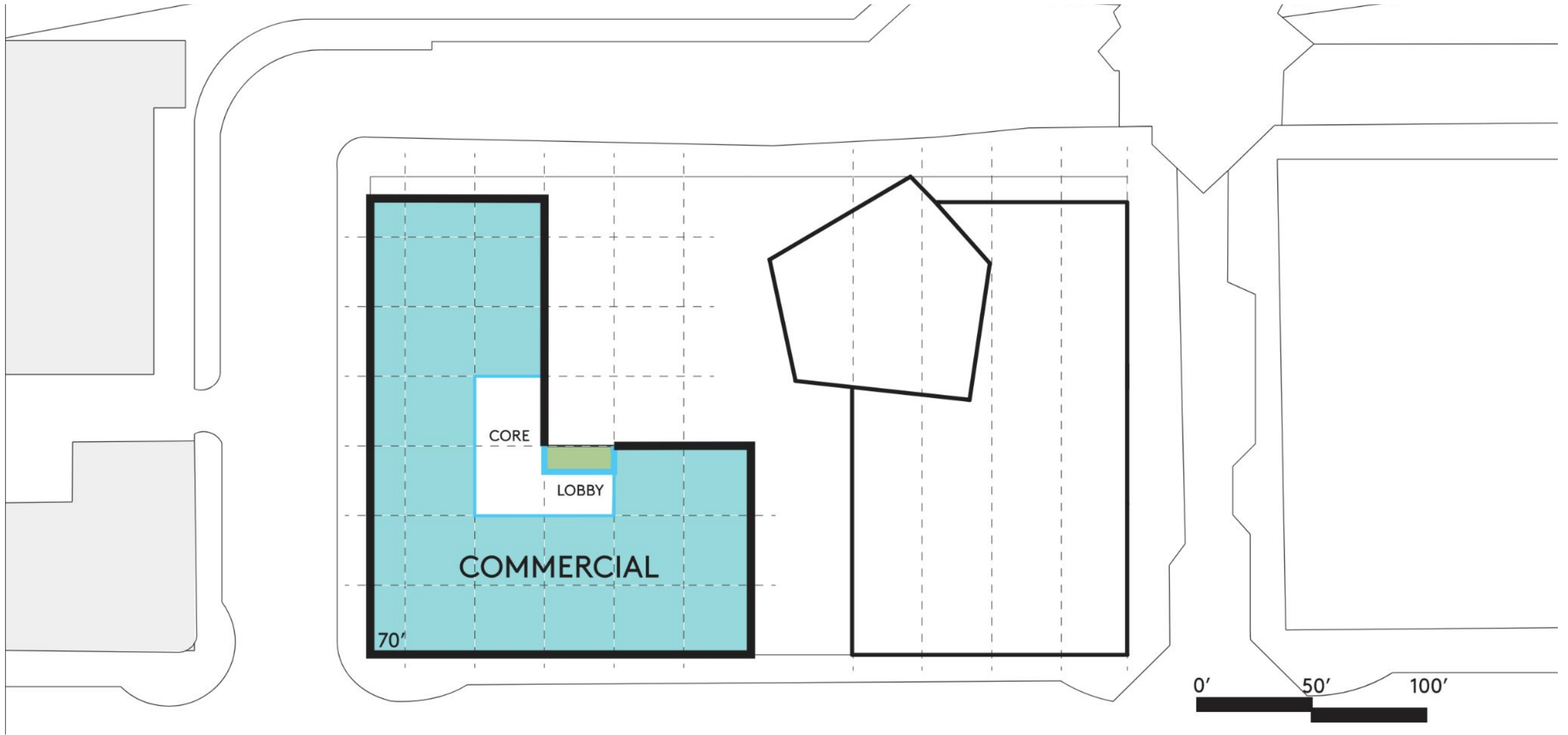
LEVEL 4 —



LEVEL 5 —








LEVEL 6 —








PROGRAM AREAS —

OFFICE BUILDING

-  **PUBLIC EVENT SPACE:** 8,400 SF
-  **COWORKING:** 12,000 SF
-  **BIOSCIENCE INNOVATION CENTER:** 20,000 SF
-  **SPOKANE SPORTS ADMIN:** 8,100 SF
-  **WHITWORTH:** 8,100 SF
-  **DAYCARE:** 5,700 SF
-  **ADDITIONAL COMMERCIAL SPACE:** 35,000 SF
-  **SUPPORT / CIRCULATION:** 17,900 SF

TOTAL: 115,000 GSF

RECREATION BUILDING

-  **CLIMBING:** 15,500 SF
-  **MULTISPORT GYMNASIUM:** 7,800 SF
-  **CLASSROOMS + FITNESS:** 7,800 SF
-  **LOCKERS / LOUNGE:** 2,500 SF
-  **SUPPORT / CIRCULATION:** 9,300 SF

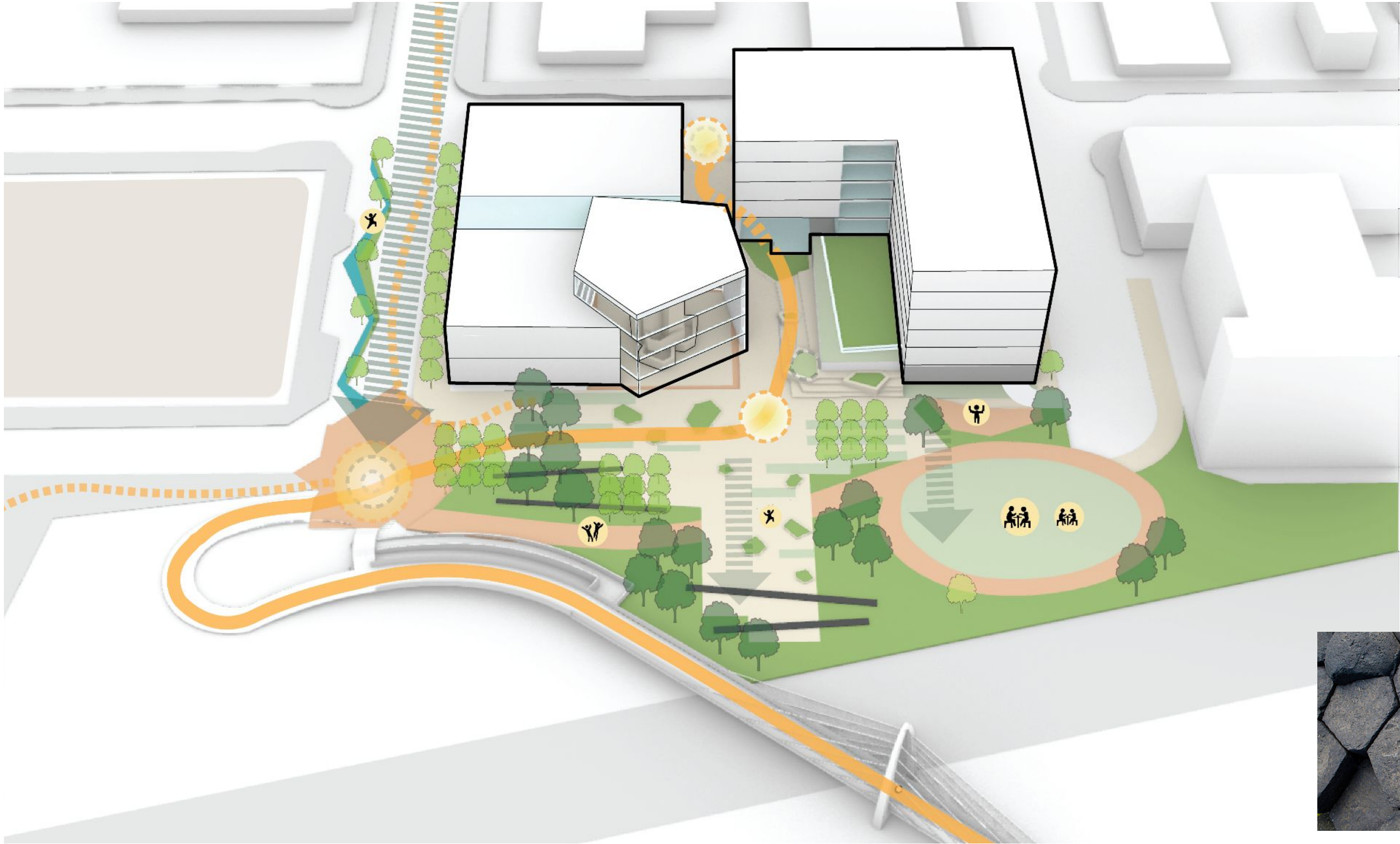
TOTAL: 43,000 GSF

-  **PARKING:** +/- 80 Spots

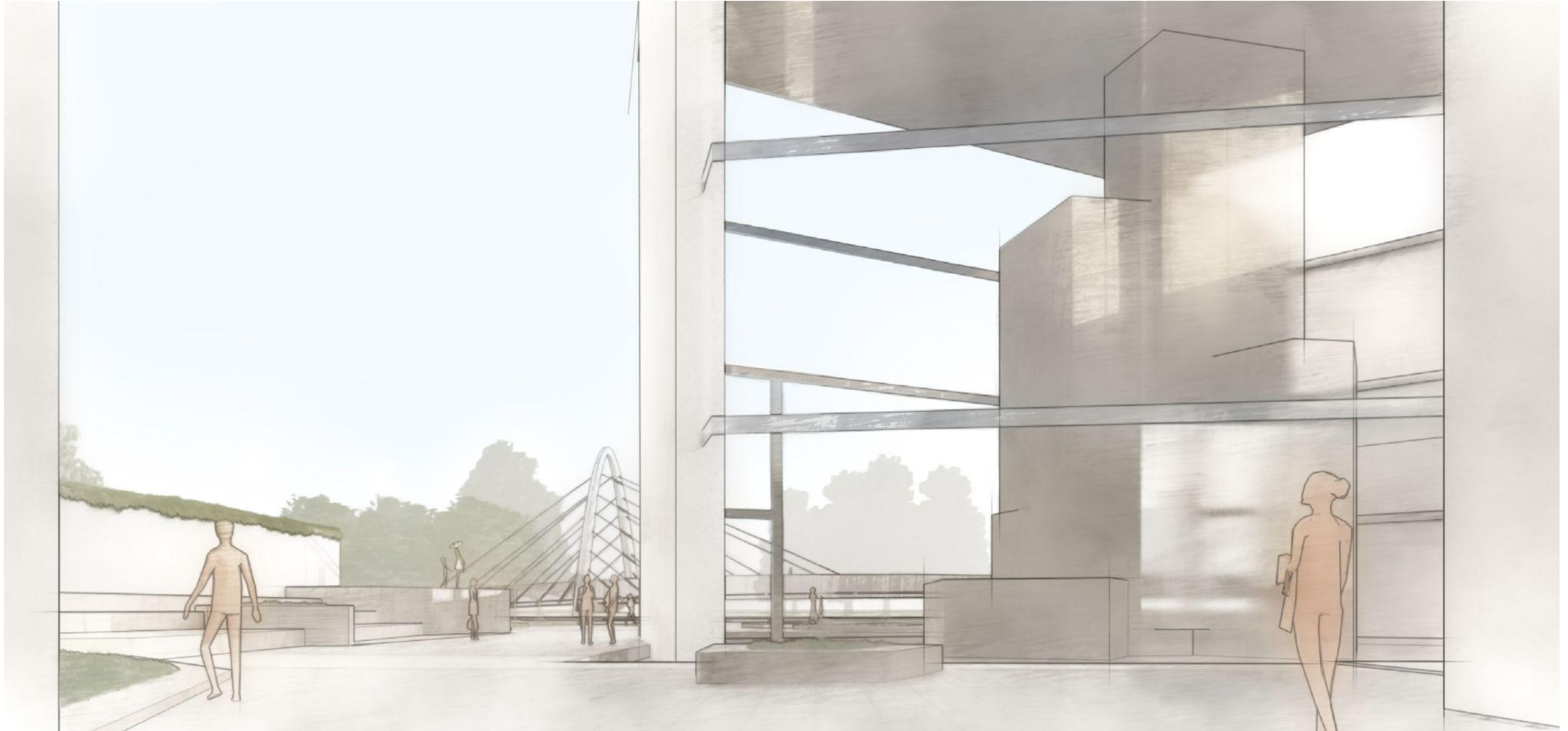
SITE STRATEGY -



AXON DIAGRAM -



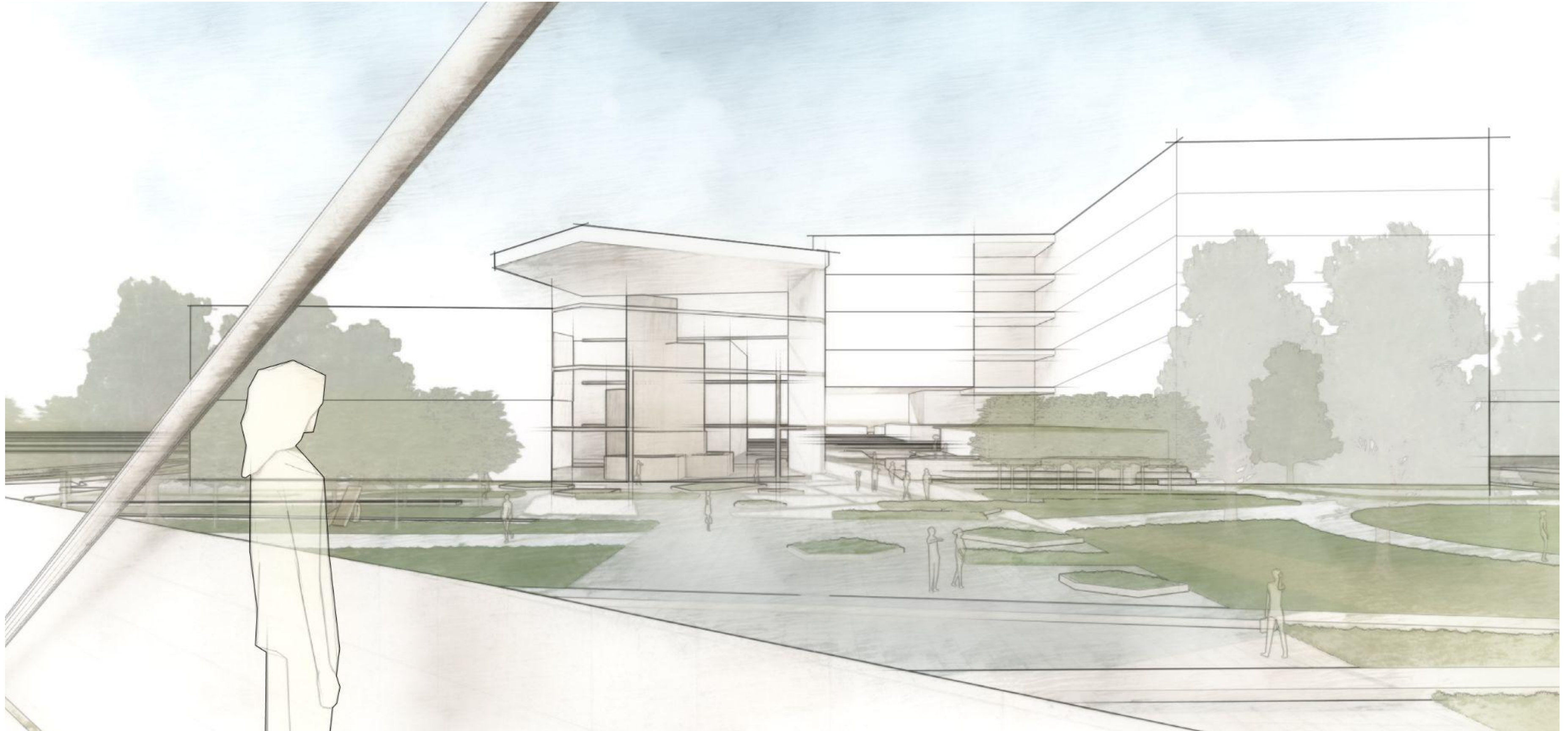
PERSPECTIVE -



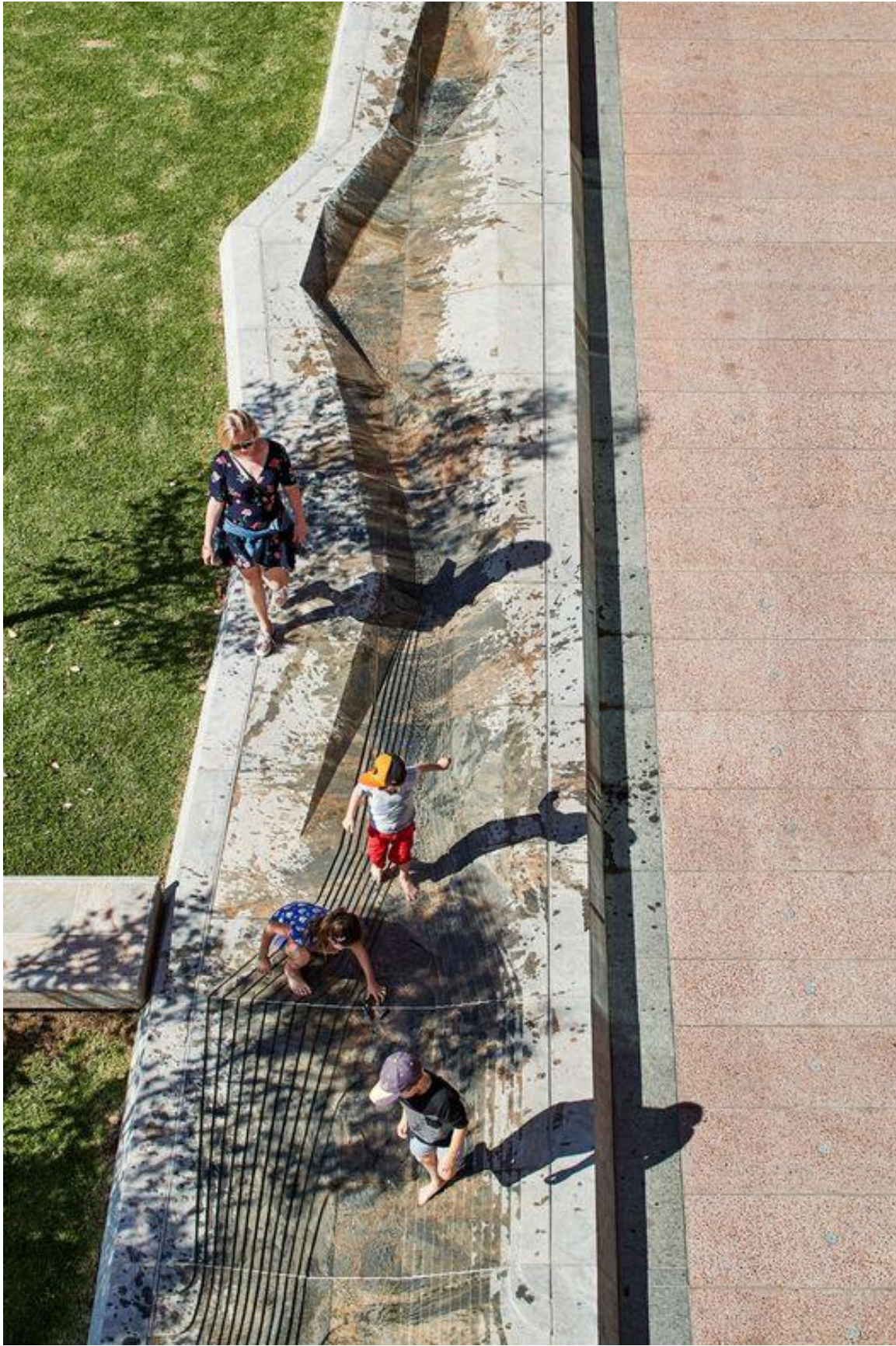
PERSPECTIVE -



PERSPECTIVE -



SITE —



RECREATION FACILITIES —



OFFICES and LABS —

