North University District Assessment

for
University District Board
Downtown Spokane Partnership &
City of Spokane
by
EWU Urban and Regional Planning Program
12/7/2010
Outline

• Overview
• Inventory
• Trends
• Comparative Assessment
• Assets/Constraints
• Targets of Opportunity
• Review
• Recommendations
Study Objectives

Building & Tenant Inventory of North U-District (primary)

- Analyze Trends
- Synthesize Research
- Comparative Analysis
- Assess Redevelopment
North U-District Study Area

Figure X

Aerial Image 2007
Spokane University District

This map shows the entire University District Area in context with Downtown Spokane and the surrounding area.
Inventory
Inventoried 440 parcels, 404 Bldgs, 309 Tenants

Primary use is Institutional (Riverpoint & Gonzaga)

Cluster of retail uses along boundary arterials

Growth of residential units in Gonzaga area

86 acres of vacant / parking areas

Sound building condition
# North U-District Inventory

## Tenant
<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number</td>
<td>309</td>
</tr>
<tr>
<td>New</td>
<td>62</td>
</tr>
<tr>
<td>Moved</td>
<td>141</td>
</tr>
</tbody>
</table>

## Land
<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acreage</td>
<td>523</td>
</tr>
<tr>
<td>Number of Parcels</td>
<td>440</td>
</tr>
<tr>
<td>Average Acreage Per Parcel</td>
<td>1.19</td>
</tr>
</tbody>
</table>

## Building
<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Buildings</td>
<td>404</td>
</tr>
<tr>
<td>Total Square Footage of Buildings</td>
<td>4,099,841</td>
</tr>
<tr>
<td>Total Assessed Value</td>
<td>$501,116,900</td>
</tr>
<tr>
<td>Average Square Footage per Building</td>
<td>10,148.10</td>
</tr>
<tr>
<td>Average Building Cost</td>
<td>$1,240,388</td>
</tr>
<tr>
<td>Buildings in Sound Condition</td>
<td>95%</td>
</tr>
<tr>
<td>Vacant Units</td>
<td>54</td>
</tr>
</tbody>
</table>

Source: Spokane County Assessor
# North U-District Inventory

## Housing Units

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Private Housing</strong></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>52</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>325</td>
</tr>
<tr>
<td><strong>Gonzaga Housing</strong></td>
<td></td>
</tr>
<tr>
<td>GU Single Family Units</td>
<td>18</td>
</tr>
<tr>
<td>GU Multi-Family Units</td>
<td>13</td>
</tr>
<tr>
<td>GU Dorm Beds = 3099; Equivalent units</td>
<td>1550</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td>1958</td>
</tr>
</tbody>
</table>

Percent Increase in GU Housing last 10 years: **56%**
### University District Hotel Units

#### In North District
- Fairfield Inn: 86
- Travelodge: 80
- Red Lion River Inn: 245
  - (GU Students occupy 40 units or 1/6 of total units)
- Courtyard by Marriott: 149

#### In South District
- Fairbridge Inn Express: 79
- Days Inn: 82

#### Adjacent to University District
- Doubletree: 375
- Red Lion on the Park: 400
- Holiday Inn Express: 119

### Existing Totals
- 1615

### Planned Expansion – GVD/Burgan’s Block – 70-80 rooms
## Major Business Types

### Top Five Industry Sectors (NAICS)

<table>
<thead>
<tr>
<th>NAICS Descriptor</th>
<th>% of Total Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Services (81) (Professional Organizations, Beauty Salon &amp; Shops, Personal</td>
<td></td>
</tr>
<tr>
<td>Services, Parking Lots &amp; Garages, Automotive Maintenance &amp; Repair, and Automobile</td>
<td></td>
</tr>
<tr>
<td>Services)</td>
<td>16.18%</td>
</tr>
<tr>
<td>Educational Services (61)</td>
<td>15.21%</td>
</tr>
<tr>
<td>Accommodations &amp; Food Services (72)</td>
<td>12.62%</td>
</tr>
<tr>
<td>Professional, Scientific, &amp; Technical Services (54)</td>
<td>10.03%</td>
</tr>
<tr>
<td>Healthcare &amp; Social Assistance (62)</td>
<td>7.44%</td>
</tr>
<tr>
<td>Finance &amp; Investing (52)</td>
<td>7.44%</td>
</tr>
</tbody>
</table>

Source: EWU Inventory
Distribution of Major Firms

Figure X

Major Tenants by 2 Digit NAICS 
North University District

This map shows the top six NAICS business types. NAICS Code 81 "Other Services" includes: Professional Organizations, Beauty Salon & Shops, Personal Services, Parking Lots & Garages, Automotive Maintenance & Repair, and Automobile Services.

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
Tenant Turnover

Tenant Turnover by 2 Digit SIC Codes
North University District

<table>
<thead>
<tr>
<th>Tenants</th>
<th>Numbers</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moved</td>
<td>141</td>
<td>36%</td>
</tr>
</tbody>
</table>

These businesses have either moved to a new location or no longer in business.

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
Business Vacancies

Vacant Unit Locations
North University District

There are 54 multiple and leasable business units within these locations.

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
Building Conditions

Figure X:
Building Conditions In North University District

This map shows approximate building condition for buildings in the North University District. This data was collected by the EWU Graduate Studio Class, Fall 2010. No buildings in the study area were found to be "dilapidated."

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
Large Parking Areas

Aerial Image 2007
North University District

This map highlights parking lots that are greater than 1 acre in size in the North University District area. All parking lot size measurements are approximate. Total area of "Large Parking Lots" = 33.7 acres.

Figure X

Map created by City of Spokane, 2010.
North U-District Land Use

Use by acreage

- Commercial, 95, 18%
- Gonzaga, 118, 23%
- Other (Streets, Railroad, Water), 123, 24%
- Vacant, 52, 10%
- Multi Family Residential, 16, 3%
- Single Family Residential, 10, 2%
- WSU, 53, 10%
- Institutional, 20, 4%
- Industrial, 18, 3%
- Gonzaga Housing, 18, 3%
- Single Family Residential, 10, 2%
- Multi Family Residential, 16, 3%
- WSU, 53, 10%
- Institutional, 20, 4%
Current Land Use

Figure X:

Current Land Use In North University District

This map shows current land use in the North University District Area according to EWU Graduate Studio, Fall 2010.

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
GU Master Plan

Campus Masterplan Analysis
Gonzaga University
2007
Land Value Distribution

Figure X: Land Value

Land Value (Assessed) In North University District

Value per square foot is calculated from Spokane County Assessor Parcel information. The formula used was: Land Value / Parcel Square Feet. Values are based on Tax Assessor information, not a market value appraisal.

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
Underdeveloped Lands

Figure X

Underdeveloped Parcels
North University District

Parcels are defined as underdeveloped when the improved value of the parcel is less than 1.5x the unimproved value. Improved value is based on County Assessor data and may not reflect actual market value in all cases.

Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010
Selected Inventory Findings

- Major institutional presence
- Student residential base north of river
- Sound building conditions
- Commercial presence on boundary arterials
- Hotel lodging to accommodate visitors
- Pockets of underdeveloped lands
- 36% business tenant moved since 2004
Trends
### U-District Population/Growth

<table>
<thead>
<tr>
<th>School</th>
<th>Enrollment Year</th>
<th>Student Enrollment</th>
<th>Faculty &amp; Staff</th>
<th>Total</th>
<th>% Growth/Decline</th>
</tr>
</thead>
<tbody>
<tr>
<td>EWU</td>
<td>2005</td>
<td>474</td>
<td>35</td>
<td>509</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2006</td>
<td>485</td>
<td>36</td>
<td>521</td>
<td>2.30%</td>
</tr>
<tr>
<td></td>
<td>2007</td>
<td>777</td>
<td>57</td>
<td>834</td>
<td>60.20%</td>
</tr>
<tr>
<td></td>
<td>2008</td>
<td>1309</td>
<td>96</td>
<td>1405</td>
<td>68.50%</td>
</tr>
<tr>
<td></td>
<td>2009</td>
<td>1379</td>
<td>101</td>
<td>1480</td>
<td>5.30%</td>
</tr>
<tr>
<td></td>
<td>2010</td>
<td>1222</td>
<td>101</td>
<td>1323</td>
<td>-10.60%</td>
</tr>
<tr>
<td>WSU</td>
<td>2005</td>
<td>1192</td>
<td>388</td>
<td>1580</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2006</td>
<td>1282</td>
<td>417</td>
<td>1699</td>
<td>7.60%</td>
</tr>
<tr>
<td></td>
<td>2007</td>
<td>1319</td>
<td>429</td>
<td>1748</td>
<td>2.90%</td>
</tr>
<tr>
<td></td>
<td>2008</td>
<td>1340</td>
<td>436</td>
<td>1776</td>
<td>1.80%</td>
</tr>
<tr>
<td></td>
<td>2009</td>
<td>1436</td>
<td>467</td>
<td>1903</td>
<td>7.20%</td>
</tr>
<tr>
<td></td>
<td>2010</td>
<td>1286</td>
<td>395</td>
<td>1681</td>
<td>-11.60%</td>
</tr>
<tr>
<td>Gonzaga</td>
<td>2005</td>
<td>5900</td>
<td>536</td>
<td>6436</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2006</td>
<td>6469</td>
<td>588</td>
<td>7057</td>
<td>9.60%</td>
</tr>
<tr>
<td></td>
<td>2007</td>
<td>6736</td>
<td>612</td>
<td>7348</td>
<td>4.10%</td>
</tr>
<tr>
<td></td>
<td>2008</td>
<td>6923</td>
<td>629</td>
<td>7552</td>
<td>2.80%</td>
</tr>
<tr>
<td></td>
<td>2009</td>
<td>7229</td>
<td>657</td>
<td>7886</td>
<td>4.40%</td>
</tr>
<tr>
<td></td>
<td>2010</td>
<td>7837</td>
<td>664</td>
<td>8501</td>
<td>7.70%</td>
</tr>
<tr>
<td>Whitworth</td>
<td>2010</td>
<td>125</td>
<td>24</td>
<td>149</td>
<td></td>
</tr>
</tbody>
</table>

*EWU, WSU, Whitworth figures for Riverpoint Campus only
Sources: GU, WSU, EWU, Whitworth Admissions Departments
Growth Trends/Projections*
2005 - 2015

*2005-2010 = Existing Growth
2011-2015 – Projected Growth; Blue = 1% rate, Red = 3% rate
<table>
<thead>
<tr>
<th>Year</th>
<th>Projects</th>
<th>UNIVERSITY RELATED</th>
<th>MEDICAL RELATED</th>
<th>PRIVATE INVESTMENT</th>
<th>PUBLIC INVESTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>Riverpoint Health Sciences Building</td>
<td>$11.9 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>Lewis &amp; Clark High School Remodel</td>
<td></td>
<td>$29.0 million</td>
<td></td>
<td>$6.9 million</td>
</tr>
<tr>
<td>1999</td>
<td>Lewis &amp; Clark High School Field House</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>Oxford Suites Hotel on North River Drive</td>
<td></td>
<td></td>
<td>$5.8 million</td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>Deaconess Education Center expansion</td>
<td>$9.8 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>Pathology Associates Remodel</td>
<td></td>
<td>$5.7 million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>Cowles Publishing Expansion</td>
<td></td>
<td></td>
<td>$8.0 million</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>Sacred Heart Medical Center Expansion</td>
<td></td>
<td>$73.6 million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>Deaconess Medical Center Parking Garage and Medical Plaza</td>
<td></td>
<td></td>
<td>$10.1 million</td>
<td></td>
</tr>
<tr>
<td>2002</td>
<td>Gonzaga University Projects</td>
<td>$7.4 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>Gonzaga University Arena</td>
<td>$17.2 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>Prairie Hills at Grayhawk Expansion</td>
<td></td>
<td>$11.0 million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>Washington State Archives Building</td>
<td>$7.4 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>AmericanWest Bank building</td>
<td></td>
<td></td>
<td>$3.9 million</td>
<td></td>
</tr>
<tr>
<td>2003</td>
<td>Integrated Medical Plaza</td>
<td>$3.7 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>Spokane Convention Center Expansion</td>
<td></td>
<td></td>
<td>$45.9 million</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>Washington State University Academic Ctr.</td>
<td>$15.6 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>Gonzaga University Arena other Projects</td>
<td>$15.2 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>Upper Fall Condos</td>
<td></td>
<td></td>
<td>$18.8 million</td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>Gonzaga University Student Housing</td>
<td>$10.6 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>Sacred Heart Medical &amp; Children Hospital Laboratory Remodel</td>
<td></td>
<td>$9.5 million</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td>Washington State University Nursing Building</td>
<td>$16.5 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td>Gonzaga University Housing Phase II</td>
<td>$10.3 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>Gonzaga University Cincinnati Villa Dormitory</td>
<td>$16.0 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>Gonzaga University Soccer and Practice Fields</td>
<td>$10.0 million</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>Spokane Eye Clinic Medical Building</td>
<td></td>
<td>$9.6 million</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SUB TOTAL** | $152.0 million | $108.50 | $47.5 million | $81.8 million

**TOTAL** | | | | $390.0 million
Future Public Investments

Division Gateway Project
(Scoping and Design Stages)

Central City Transit Alternatives Analysis
(Locally Preferred Alternative: Feb 2011)

Pedestrian/Bicycle Bridge
(Design Stage)

Martin Luther King, Jr. Way
(Implementation of Phase I: 2011)
Future Private Investments

GVD/Burgan’s Block-Planned Hotel (Planning and Design Stage)

McKinstry Redevelopment Project (Awaiting Construction Permits)
GVD/Burgan Block Redevelopment
Assets/Constraints
Assets

- Multiple higher educational centers
- Research and development activities
- Supporting planning efforts
- Public and private investment
- Student residential base
- Historic character
- High transit service level
- Proximity to CBD, Commerce, other amenities
- Relatively low property values (opportunity)
Transit within the U-District: 30-minute service frequency
Supporting Plans

U-District Strategic Master Plan Planning Principles

- General Principles
- Transportation and Infrastructure
- Economic Development
- Environmental
- Land Use and Urban Design

Other Plans With Similar Planning Principles
- Spokane Comprehensive Plan
- Connect Spokane (STA)
- Central City Transit Alternatives Analysis
- Spokane Streetcar Feasibility Study
- Washington State Growth Management Act
- South University District Analysis (Appendix D)
## Comparative Property Value

<table>
<thead>
<tr>
<th></th>
<th>NUD (Commercial Parcels)</th>
<th>SUD</th>
<th>CBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Land (Square Feet)</td>
<td>4,138,200</td>
<td>4,267,137</td>
<td>5,133,982</td>
</tr>
<tr>
<td>Total Assessed Land Value</td>
<td>$57,934,800</td>
<td>$34,320,940</td>
<td>$161,960,480</td>
</tr>
<tr>
<td>Assessed Land Value per Square Foot</td>
<td>$14</td>
<td>$8</td>
<td>$32</td>
</tr>
</tbody>
</table>

**Figure X**: Source Spokane County Assessor Parcel Information: Value Table November 2009, 2010
Constraints

- Current recession
- Physical barriers
- Contaminated sites
- Underdeveloped sites
- Limited street grid system
- Summer loss of student population
- Low population density south of river
- Barriers channel flows, constraining integration
## Physical Barriers

<table>
<thead>
<tr>
<th>Type</th>
<th>Characteristic</th>
<th>Implication</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane River</td>
<td>-350 ft across around Division bridge</td>
<td>-Flows through center of U-District creating a division.</td>
</tr>
<tr>
<td></td>
<td>- Crossed by 3 bridges (1 bike and pedestrian bridge)</td>
<td></td>
</tr>
<tr>
<td>Major Arterials/Intersections</td>
<td>- Browne, Division, Sprague &amp; Nevada</td>
<td>-Unsafe and unwelcoming for pedestrians and bikes.</td>
</tr>
<tr>
<td></td>
<td>- Traffic traveling at 30-35 MPH</td>
<td>-Lack of shoulder space along arterials so sidewalks sit beside the flow of traffic</td>
</tr>
<tr>
<td></td>
<td>- Average Daily Vehicular Trips 20,000-40,000</td>
<td>-Intersections have short “walk” times at crosswalks.</td>
</tr>
<tr>
<td></td>
<td>- No designated Bike lanes, sidewalk buffers, limited cross walks, and poor lighting.</td>
<td>-Portions of commute are through abandoned areas with poor lighting, making pedestrians unsafe and crime more likely.</td>
</tr>
<tr>
<td></td>
<td>- Heavy and freight travel.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Heavy congestion during peak hours</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Busy intersections at:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Trent &amp; Spokane Falls; Hamilton &amp; Trent; Hamilton &amp; Sharp; Division &amp; Sprague</td>
<td></td>
</tr>
<tr>
<td>Railroad</td>
<td>- Several lanes of rail</td>
<td>-Restricted access impediment to cyclists and pedestrians</td>
</tr>
<tr>
<td></td>
<td>- Right of way about 60ft</td>
<td>- Restricts travel from U-District to E. Sprague Ave.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- No crossings from Division to Hamilton</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- No pedestrian access on Hamilton</td>
</tr>
</tbody>
</table>
Potential Contaminated Sites

Figure X

Potential Sites of Contamination In North University District

Ecology has defined a facility/site as an operation at a fixed location that is of interest to the agency because it has an active or potential impact upon the environment. Examples of facilities/sites include: Spill Cleanup Site, Hazardous waste generator, Licensed laboratory, Operation that pollutes the air or water.

Data Source: WA Department of Ecology
Map created by EWU Graduate Studio, Fall 2010
Brownfield Redevelopment

• Financing for mitigation is available (primarily from federal sources)

• Large developers are minimally constrained

• Small developers are constrained
Comparative Assessment
Comparison with Other U-Districts

- 10 university districts across the United States were compared with Spokane’s University District on:
  - Organization and scope
  - Size
  - Land use Guidance
  - Development powers (land assembly, etc)
  - Available incentives
# U-District Comparison

<table>
<thead>
<tr>
<th>Category</th>
<th>Synthesis of 10 Districts</th>
<th>Spokane U-District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization</td>
<td>60% Public – Private Development Partner</td>
<td>Private, Non-Profit Developer</td>
</tr>
<tr>
<td></td>
<td>40% Private, Non-Profit Developer</td>
<td></td>
</tr>
<tr>
<td>Development Scope</td>
<td>50% Extends Outside University District</td>
<td>Within University District</td>
</tr>
<tr>
<td></td>
<td>30% Within University District</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20% Restricted to Campus Only</td>
<td></td>
</tr>
<tr>
<td>District Size</td>
<td>Average of 965 Acres</td>
<td>630 acres</td>
</tr>
<tr>
<td>Residential Population</td>
<td>Average of 27,542</td>
<td>4,100 (est.)</td>
</tr>
<tr>
<td>Student Population</td>
<td>Average of 25,812</td>
<td>10,044</td>
</tr>
<tr>
<td>Development Powers</td>
<td>90% Land Acquisition and Development</td>
<td>Taxing Authority</td>
</tr>
<tr>
<td></td>
<td>20% Taxing Authority</td>
<td></td>
</tr>
<tr>
<td>Land Use Power</td>
<td>60% Strong Mixed-Use Zoning</td>
<td>General Commercial Zoning</td>
</tr>
<tr>
<td>Available Incentives</td>
<td>40% Tax Increment Financing</td>
<td>Tax Increment Financing Multi-Family Tax Exemptions</td>
</tr>
<tr>
<td></td>
<td>40% Tax Exemptions</td>
<td></td>
</tr>
</tbody>
</table>
Selected Findings of Comparison

**Similarities:**
- Strong partnerships
- Lead organization
- Financial incentives

**Differences:**
- Population & Density much higher than Spokane’s
- 90% have land acquisition and development power
- 60% utilize strong zoning to guide mixed use
Opportunity Sites
Potential Opportunity Sites

• **Intent**: Spotlight 3 areas with potential for redevelopment
• **Must Qualify**: Detailed evaluation not completed

• **Rationale for Selection**:
  – Good locations; high traffic-visibility
  – Currently are activity centers
  – Sufficient size for expansion
  – Blocks of underdeveloped lands present opportunity
  – Located at boundaries of district
  – Good access from one or more Universities
  – Recognized Challenges: non motorized access, market, land assembly
Potential Opportunity Sites

Aerial Image 2007
Three North University District Growth Potential Areas
Division/Ruby Corridor Site

Aerial Image 2007
Division / Ruby Corridor Growth Potential Area

Old Burgan's Furniture Building
Old Comp USA Building
Hamilton Corridor Site

Aerial Image 2007
Hamilton Corridor Growth Potential Area

Figure X

Data Source: Aerial imagery obtained from City of Spokane Geographic Information Systems Website
http://www.spokane.gov/gis/geo/gis_data.html
Map created by EWU Graduate Studio, Fall 2010
Review
Recap of N. U-District Inventory

- Major land use is institutional
- Student residential use north of river
- Retail uses along boundary corridors
- Substantial visitor accommodations
- Barriers constrain-channel access
- Relatively low land values signal opportunity
Recap of S. U-District Inventory

- Little residential
- Clusters of medical, social service
- >40% vacant & underutilized parcels
- Low land values signal opportunity
- Potential conflicts between medical and U-District land use needs
- MIG study provides sound land use and transportation guidance
Recap: MIG Land Use/Transport Guidance

Transportation

Streetscape Improvements
- Pacific, Grant, Sprague, Sherman, Division, Alleys
Bicycle Lanes
University District Pedestrian & Bicycle Bridge
Gateway Opportunities
Streetscape Standards and Guidelines

Land Use

Reduce Vacant and Under-Utilized Parcels
Reduce Surface Parking
Create a Mixed Use Urban Village
Change Zoning
Opportunity Sites
- Division & Pacific
- Grant & Pacific

Source: Downtown Plan Update: Appendix D, MIG, 2008
Recommendations
Recommendations:  
(based on primary investigation)

- **Boundaries**: Mission may be more logical north boundary; more detailed study should be conducted

- **Traffic Calming**: Hamilton and Ruby Corridors need traffic calming; given potential for redevelopment, detailed study is warranted

- **Surface Parking**: Significant surface parking throughout N U-District; Long term consideration of redevelopment of parking lots to higher uses should be undertaken

- **Incompatible Uses**: Division/Ruby silos are incompatible use; creative alternatives should be explored

- **Public Safety**: Undertake study to assess perceptions/realities of public safety needs in District
Recommendations: (based on primary investigation)

– **Planning Coordination:** Extensive plans/projects in U-District: goals and program details may not be mutually supportive. Efforts to evaluate/coordinate plans/projects for the U District would be beneficial.

– **Partnerships:** U-District partnership is strong but may need to be stronger still

– **Grid Patterns:** While barriers constrain: Need to explore new ways to enhance/expand street grid pattern even within institutional lands.

– **Project Evaluation:** Private projects will come to table-how to evaluate-how to assist- needs to be thoughtfully determined in advance
Recommendations (based on secondary research)

– **Benefits**: How does U-District benefit Small Business?
  - Could explore University District student/staff discount card to stimulate sales, activity, and name recognition
  - Could explore joint U-District business branding/advertising
  - Could explore low-interest loan programs for small businesses

– **Comparisons**: How does Spokane’s U-District compare nationally?
  - Residential population and density is low; strategies to improve/accelerate are recommended
  - Land assembly, joint development and land use regulatory powers are constrained; more effective strategies are needed
Questions/Comments?