

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

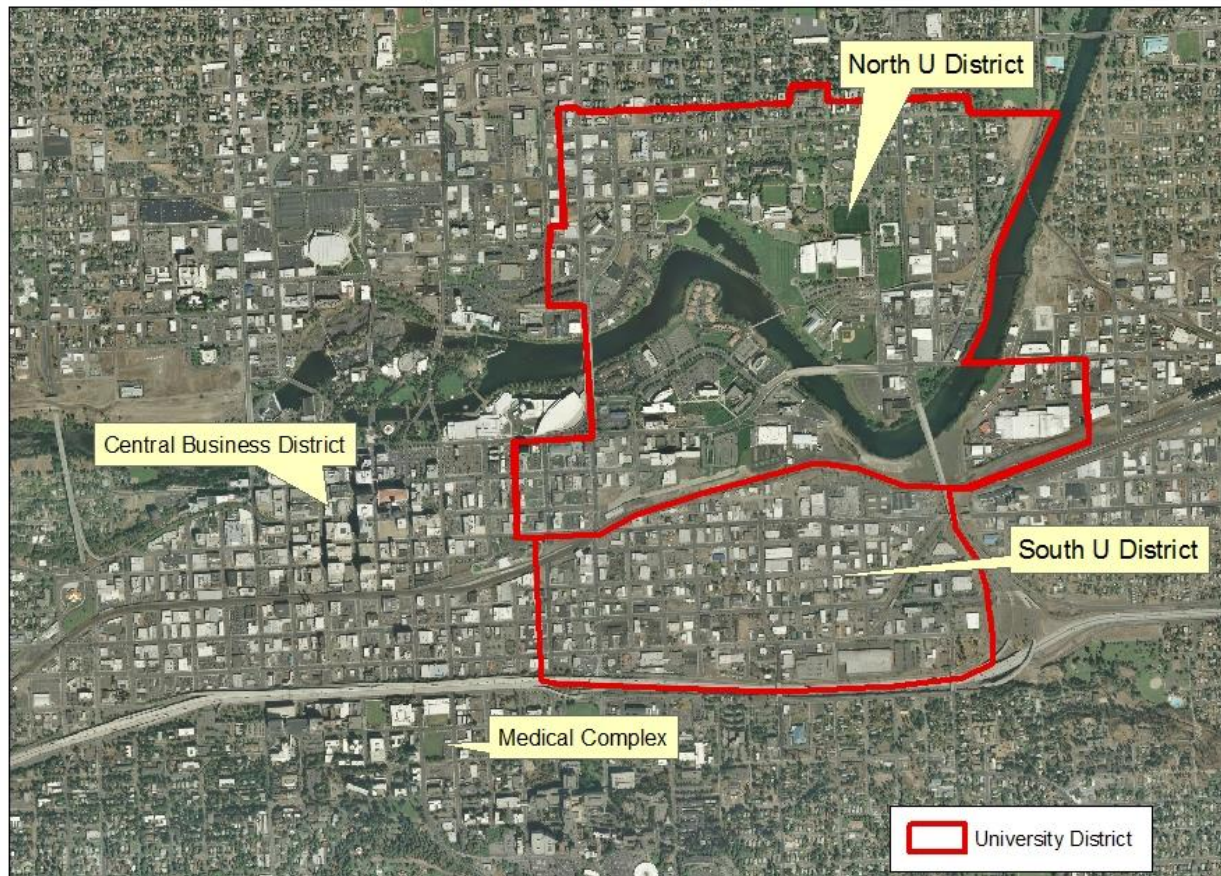
Assess Redevelopment



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.

0 0.125 0.25 0.5 0.75 1 Miles

Data Source: Aerial imagery obtained from City of Spokane Geographic Information Systems Website
<http://www.spokane.org/services/gis/data/>
Map created by EWU Graduate Studio, Fall 2010

Inventory

Inventory Highlights



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

Total Number	309
New	62
Moved	141

Land

Total Acreage	523
Number of Parcels	440
Average Acreage Per Parcel	1.19

Building

Number of Buildings	404
Total Square Footage of Buildings	4,099,841
Total Assessed Value	\$501,116,900
Average Square Footage per Building	10,148.10
Average Building Cost	\$1,240,388
Buildings in Sound Condition	95%
Vacant Units	54

Source: Spokane County Assessor

North U-District Inventory

Housing Units

Private Housing

Single Family	52
Multi-Family	325

Gonzaga Housing

GU Single Family Units	18
GU Multi-Family Units	13
GU Dorm Beds = 3099; Equivalent units	1550

Total Units **1958**

Percent Increase in GU Housing last 10 years 56%

Visitor Lodging

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)

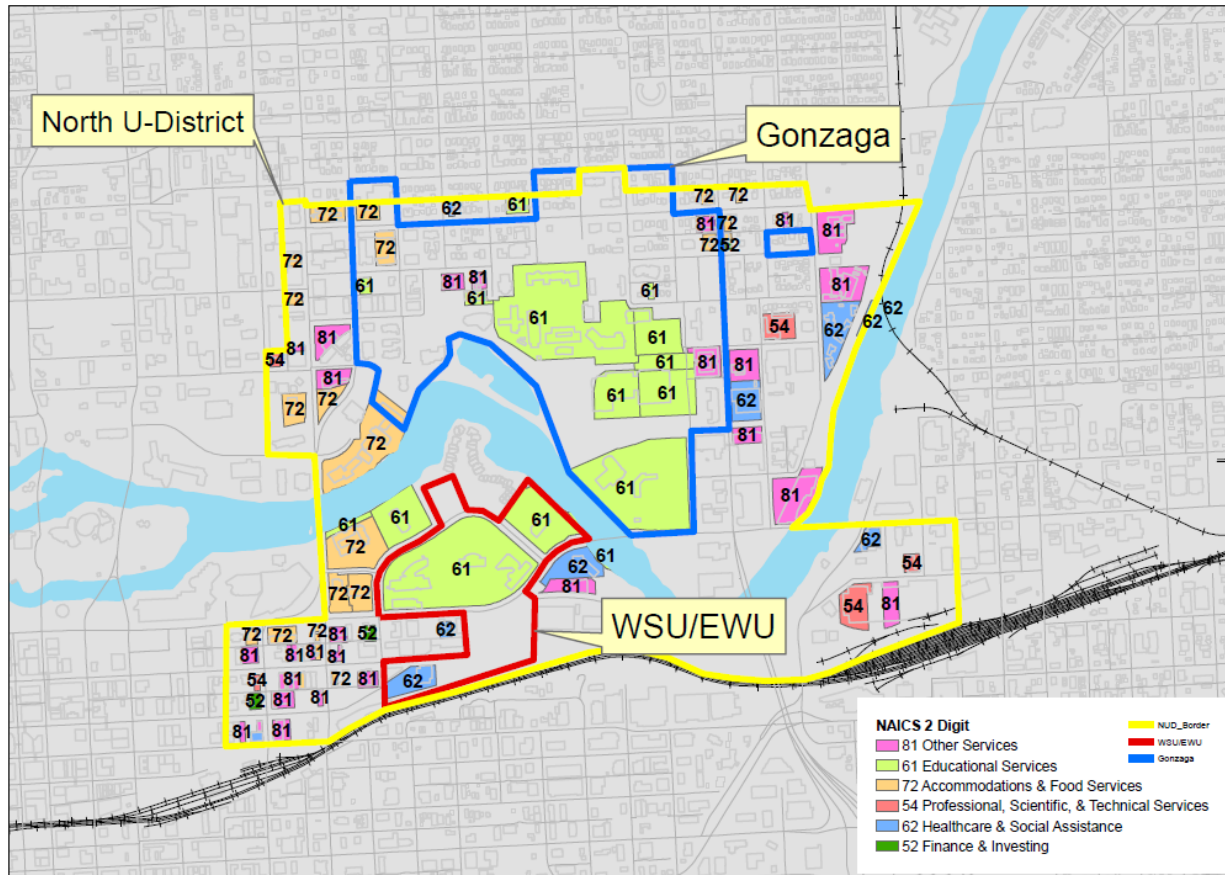
NAICS Descriptor	% of Total Businesses
Other Services (81) (Professional Organizations, Beauty Salon & Shops, Personal Services, Parking Lots & Garages, Automotive Maintenance & Repair, and Automobile Services).	16.18%
Educational Services (61)	15.21%
Accommodations & Food Services (72)	12.62%
Professional, Scientific, & Technical Services (54)	10.03%
Healthcare & Social Assistance (62)	7.44%
Finance & Investing (52)	7.44%

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.

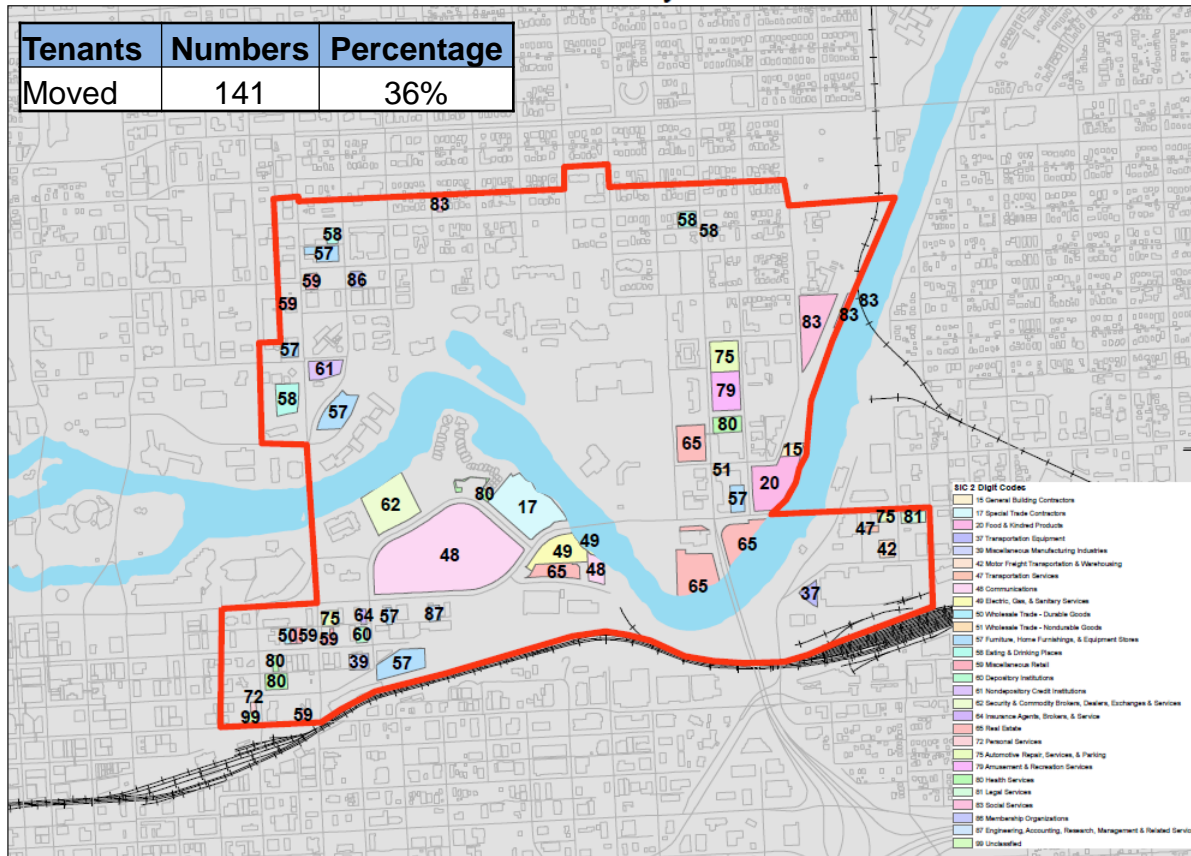
0 0.15 0.3 0.6 0.9 Miles

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

Tenant Turnover

Figure X

Tenant Turnover by 2 Digit SIC Codes North University District



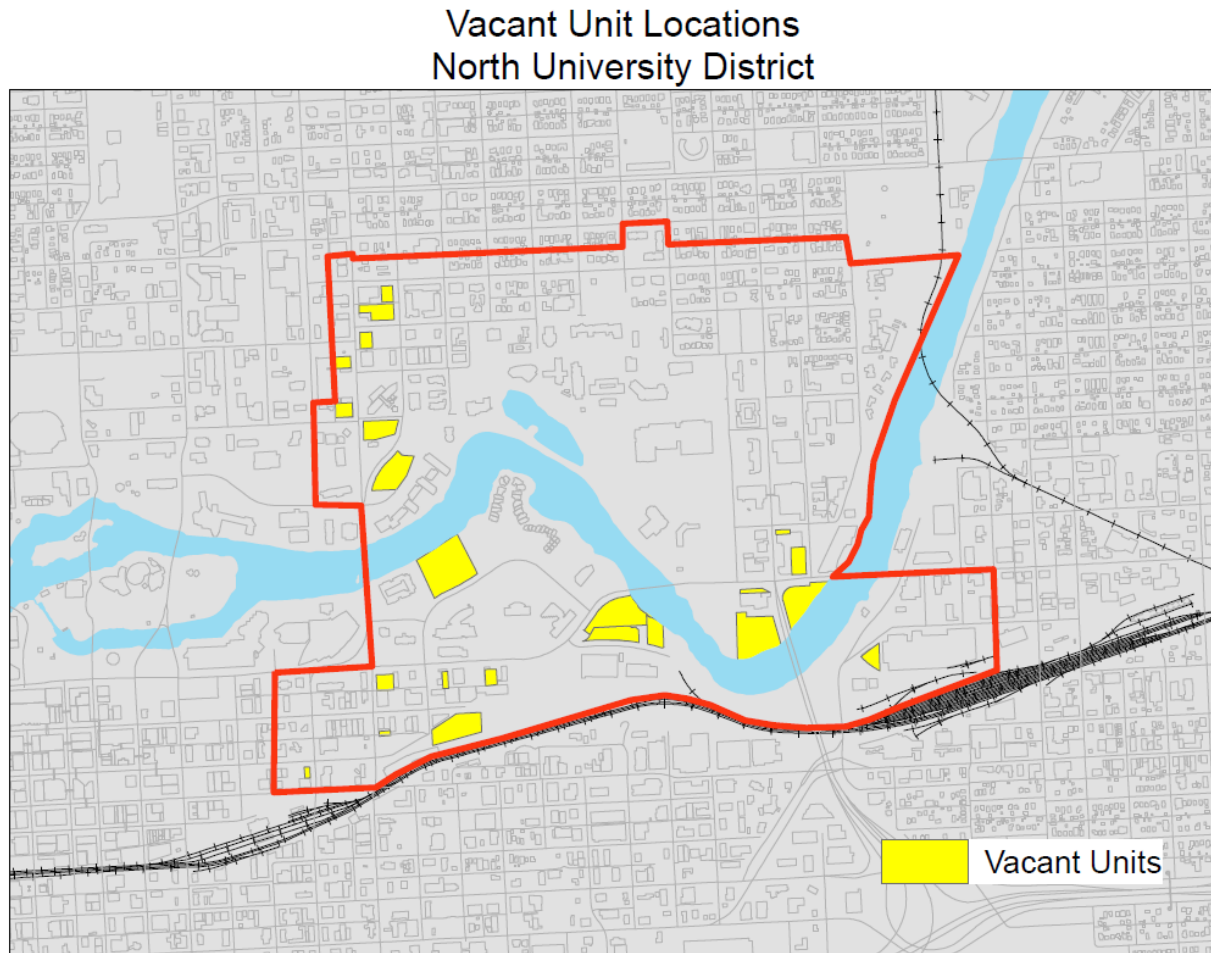
These businesses have either moved to a new location or no-longer in business.

0 0.125 0.25 0.5 0.75 Miles

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

Business Vacancies

Figure X



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

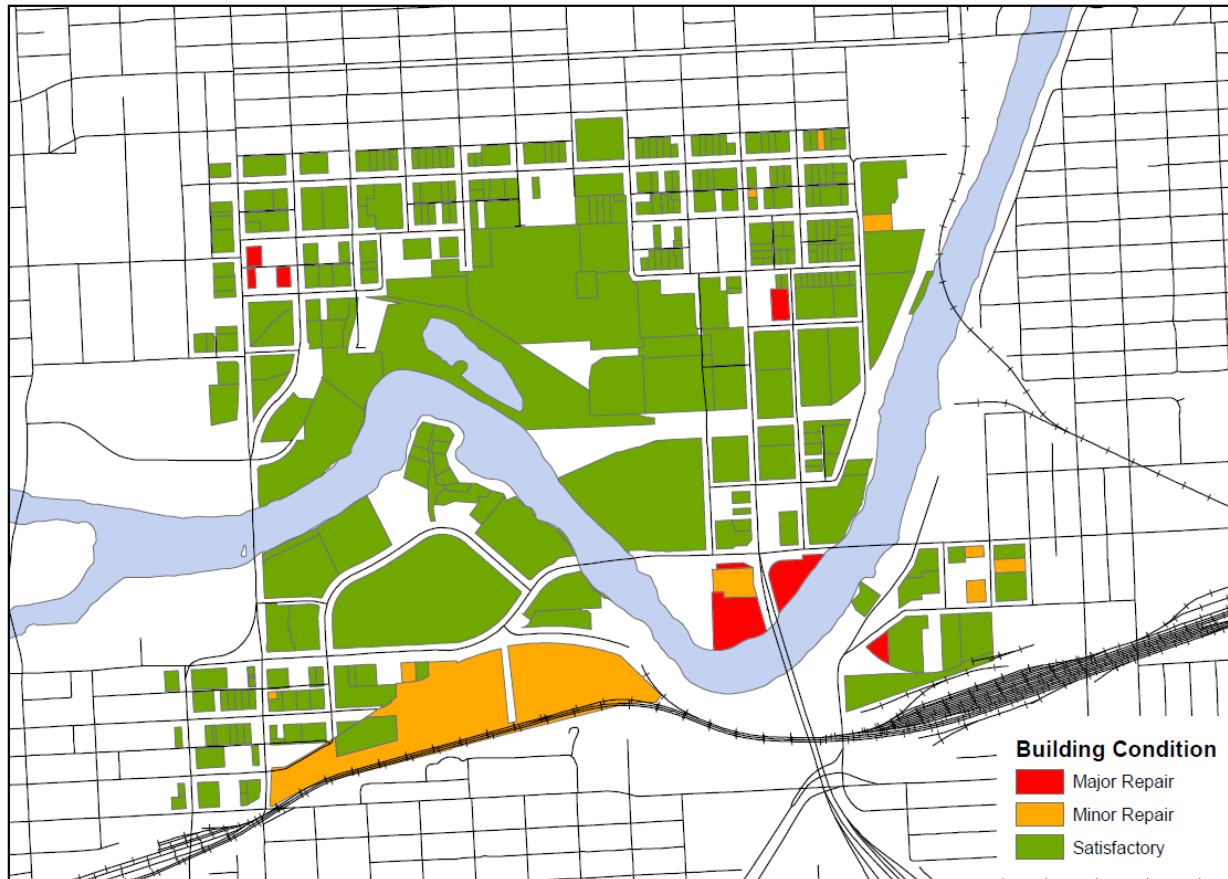
0 0.125 0.25 0.5 0.75 Miles

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 were found to be "dilapidated."

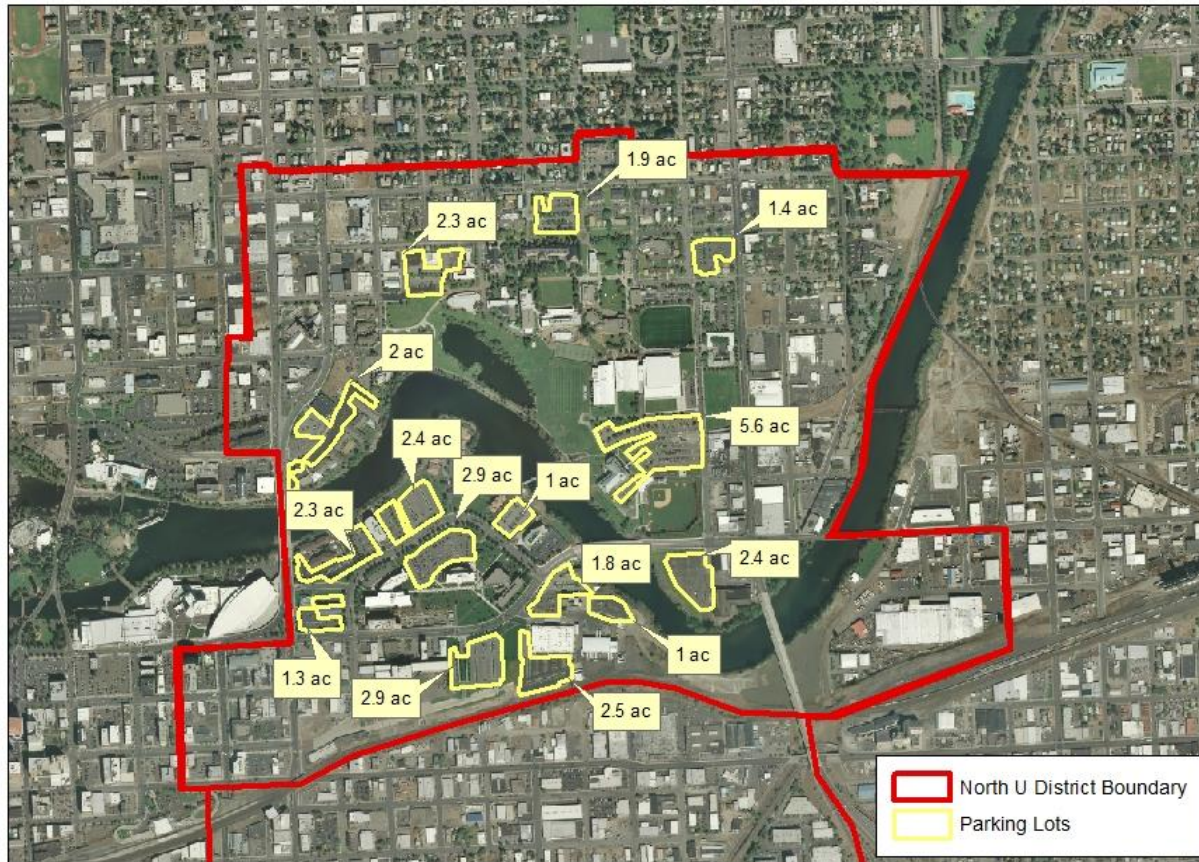
0 0.125 0.25 0.5 0.75 Miles

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

Large Parking Areas

Figure X

Aerial Image 2007
North University District



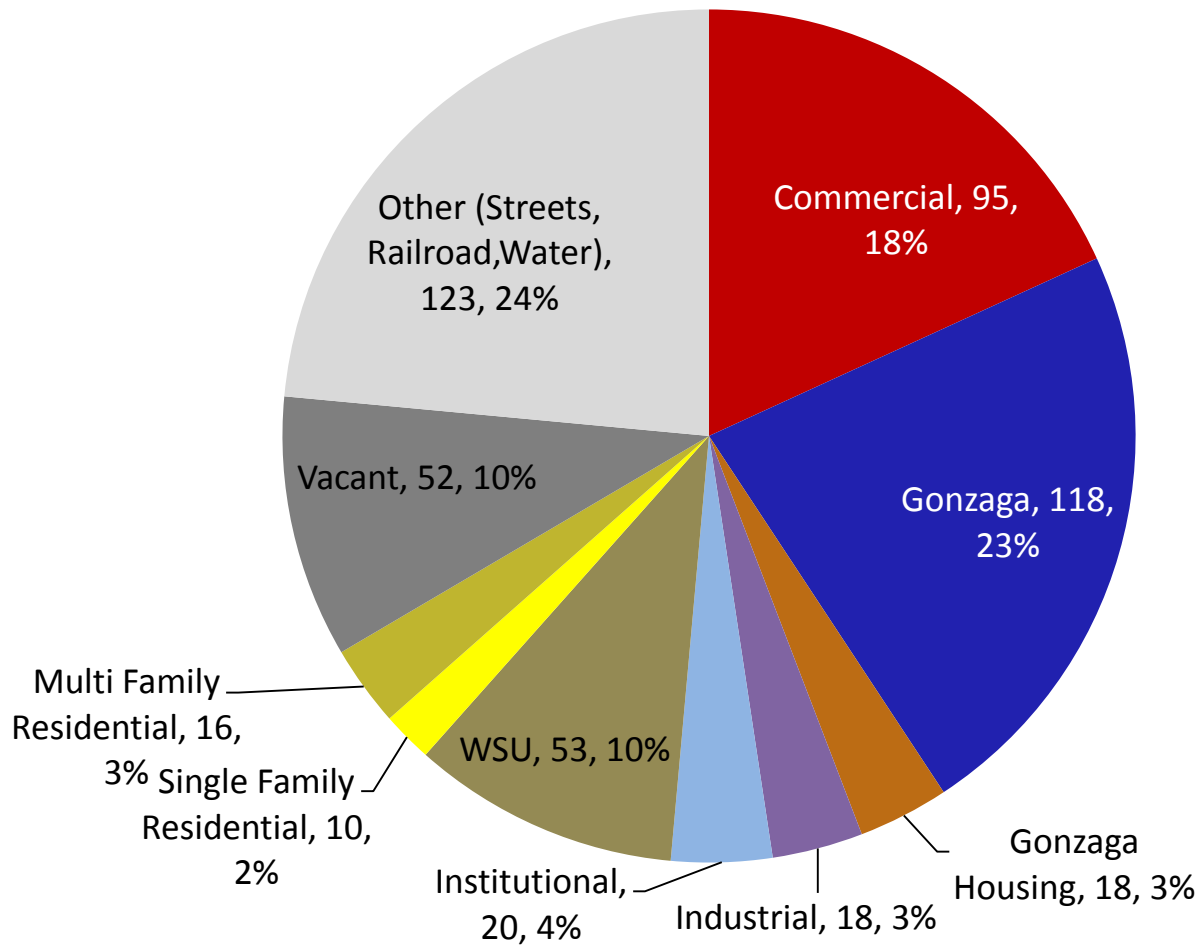
This map highlights parking lots that are greater than 1 acre in size in the North University District area. All parking lot size measurements are approximate. Total area of "Large Parking Lots" = 33.7 acres

0 0.125 0.25 0.5 0.75 Miles

Data Source: Aerial Imagery obtained from City of Spokane Geographic Information Systems Website
<http://www.spokane-city.org/geo/loss/igs/data/>
Map created by EWU Graduate Studb, Fall 2010

North U-District Land Use

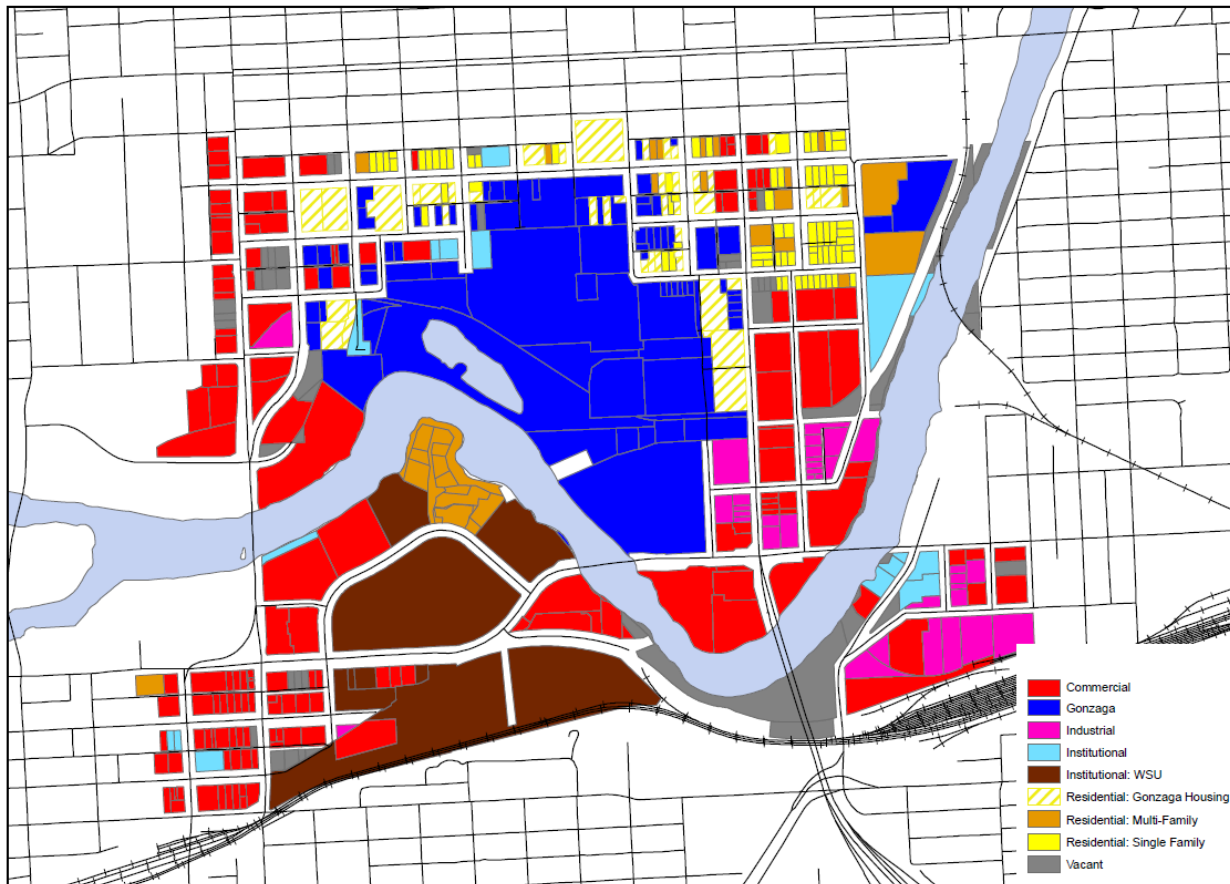
Use by acreage



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.

0 0.125 0.25 0.5 0.75 Miles

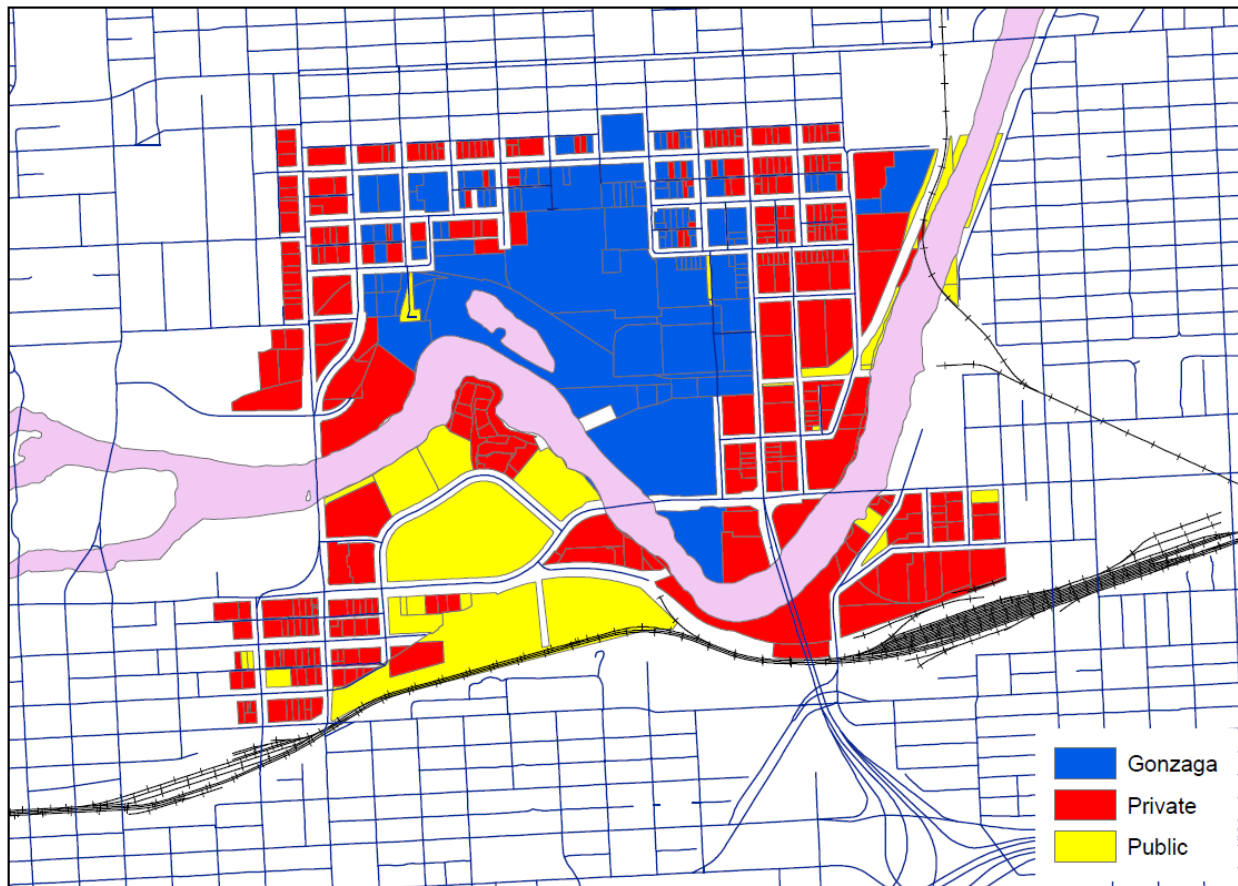
Data Source: Spokane County Assessor Parcel Info, November 2010
Map created by EWU Graduate Studio, Fall 2010



Public, Private, & Institutional Lands

Figure: X

Public, Private and Gonzaga Land In North University District

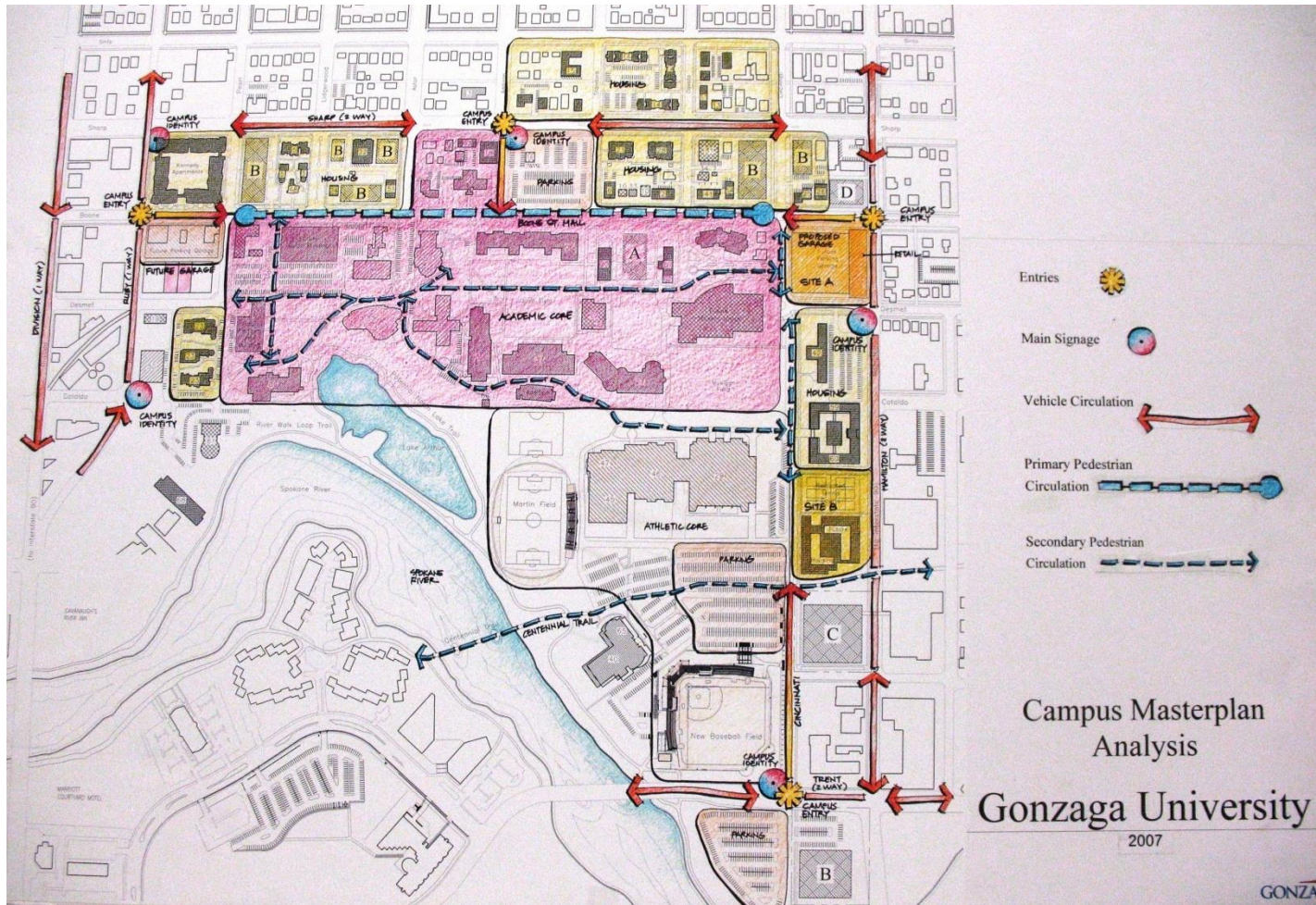


Public land includes Washinton State University, city parks and open spaces, and any other property owned by a public institution.

0 0.125 0.25 0.5 0.75 Miles

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

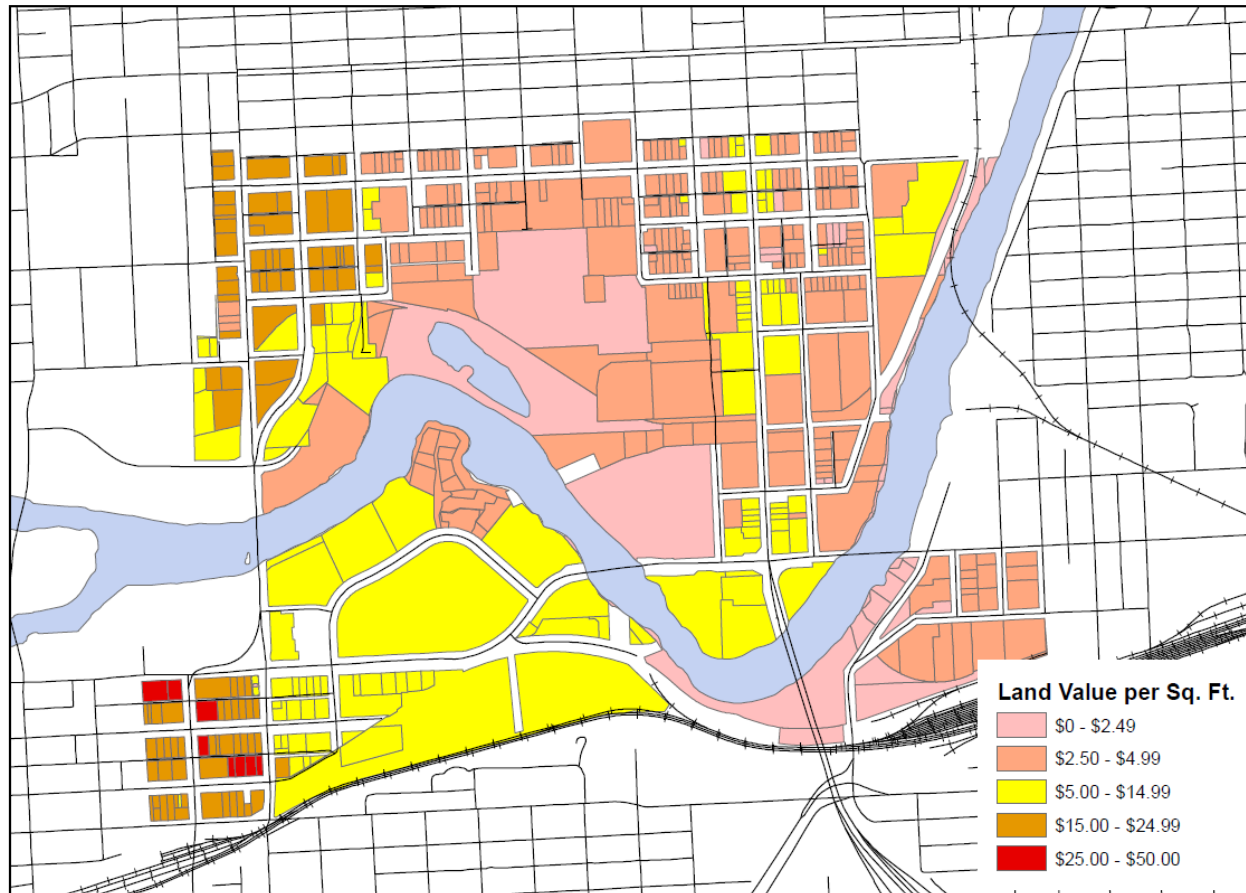
GU Master Plan



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: $\text{Land Value} / \text{Parcel Square Feet}$.
Values are based on Tax Assessor information, not a market value appraisal.

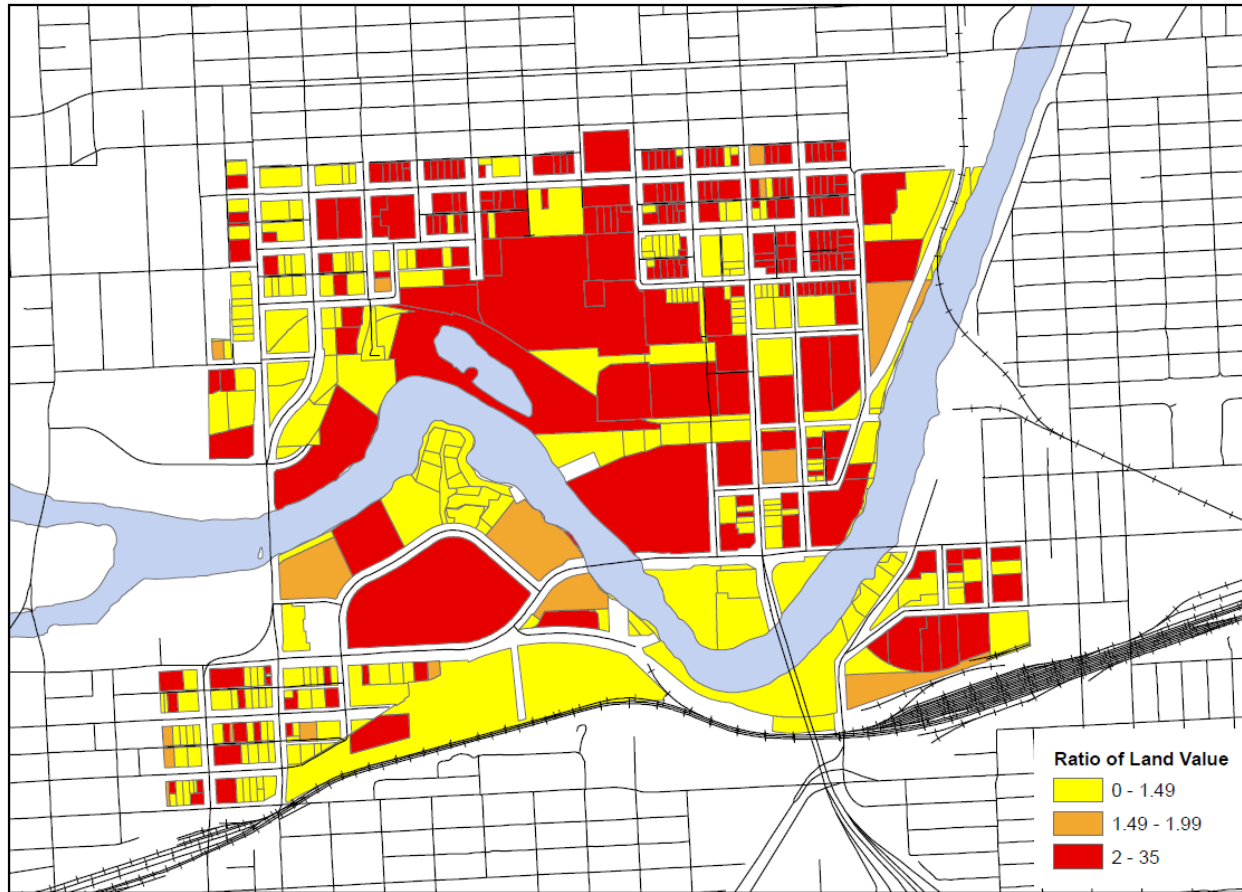
0 0.125 0.25 0.5 0.75 Miles

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.

0 0.125 0.25 0.5 0.75 Miles

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

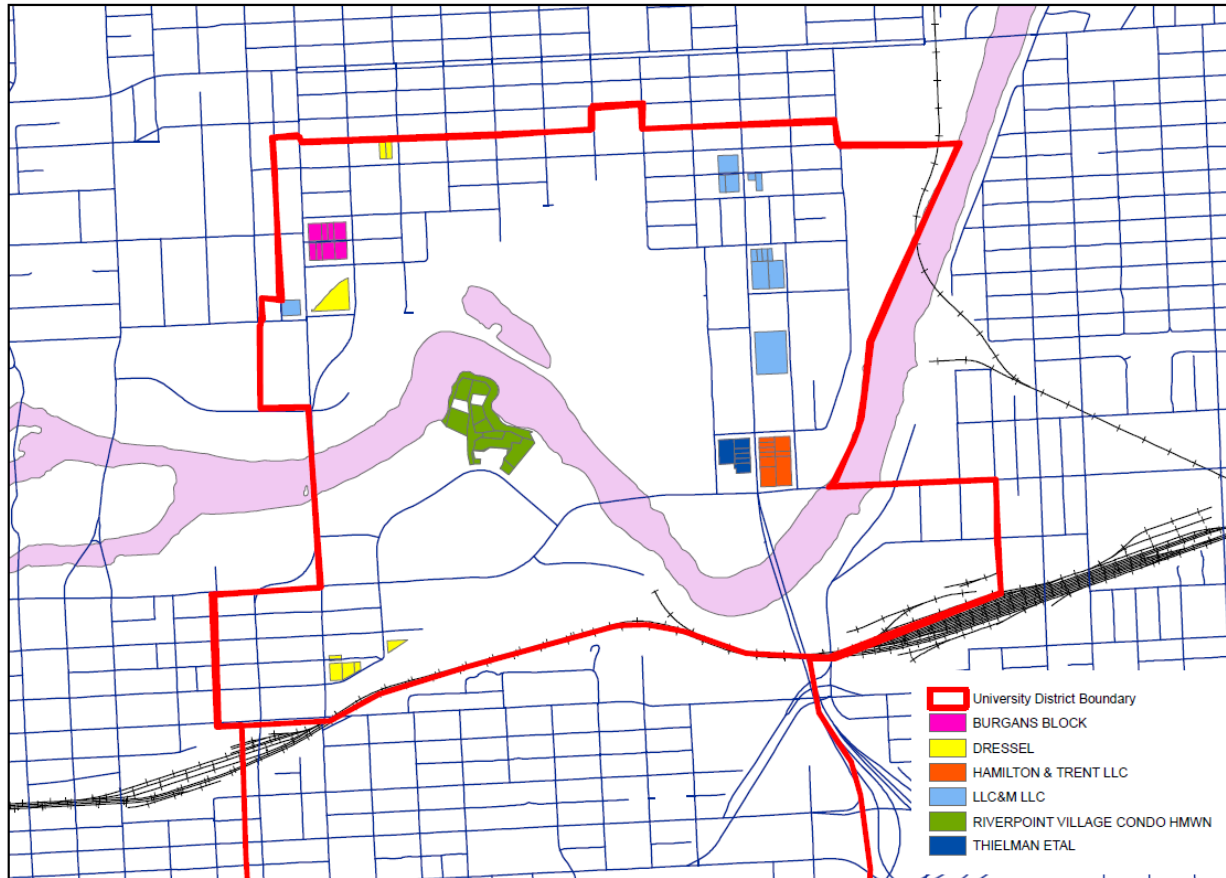


Major Land Ownership

(Excludes Institutional Ownership)

Figure: X

Major Land Ownership In North University District



This map shows major property owners in the North University District excluding Gonzaga University, Washington State University, and all City of Spokane owned property.

0 0.125 0.25 0.5 0.75 Miles

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

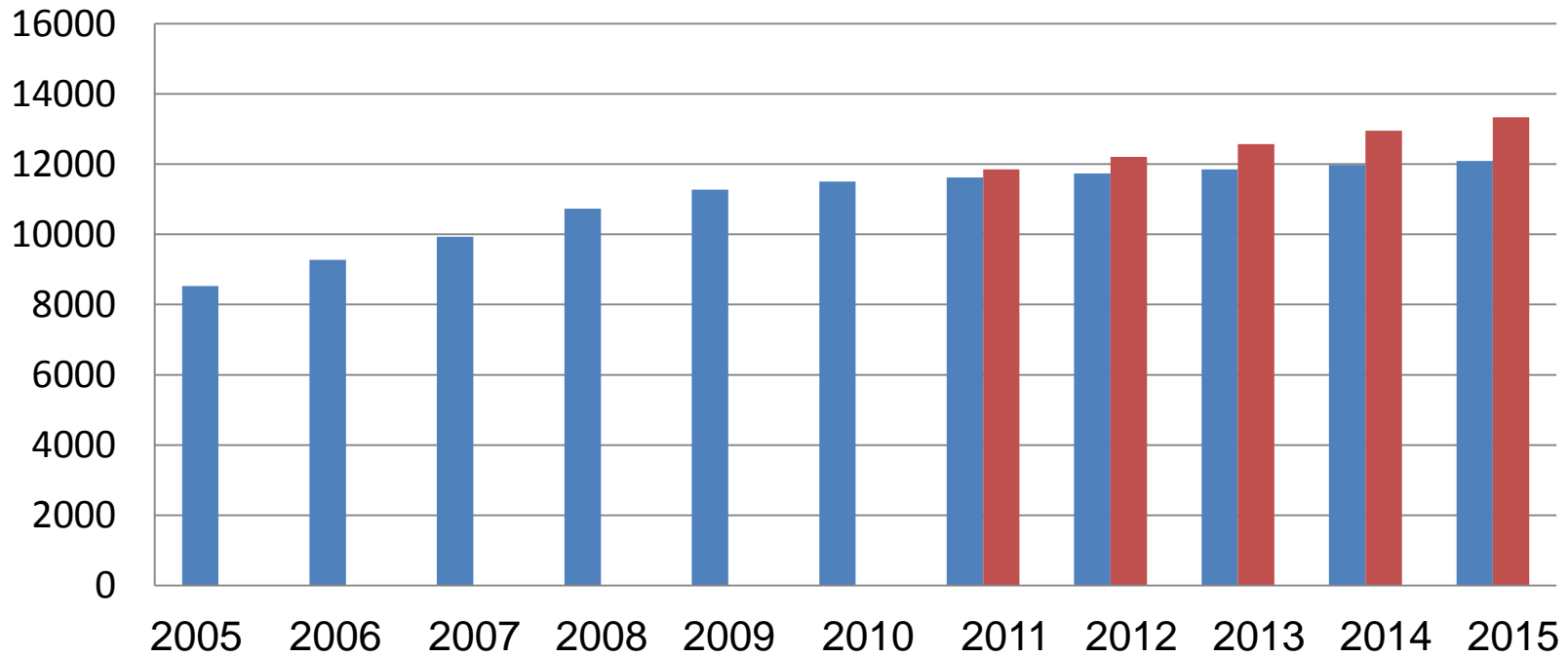
School	Enrollment Year	Student Enrollment	Faculty & Staff	Total	% Growth /Decline
EWU	2005	474	35	509	
	2006	485	36	521	2.30%
	2007	777	57	834	60.20%
	2008	1309	96	1405	68.50%
	2009	1379	101	1480	5.30%
	2010	1222	101	1323	-10.60%
WSU	2005	1192	388	1580	
	2006	1282	417	1699	7.60%
	2007	1319	429	1748	2.90%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

*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

10 year Investment Patterns

Year	Projects	UNIVERSITY RELATED	MEDICAL RELATED	PRIVATE INVESTMENT	PUBLIC INVESTMENT
1999	Riverpoint Health Sciences Building	\$11.9 million			
1999	Lewis & Clark High School Remodel				\$29.0 million
1999	Lewis & Clark High School Field House				\$6.9 million
2000	Oxford Suites Hotel on North River Drive			\$5.8 million	
2001	Deaconess Education Center expansion	\$9.8 million			
2001	Pathology Associates Remodel		\$5.7 million		
2001	Cowles Publishing Expansion			\$8.0 million	
2002	Sacred Heart Medical Center Expansion		\$73.6 million		
2002	Deaconess Medical Center Parking Garage and Medical Plaza		\$10.1 million		
2002	Gonzaga University Projects	\$7.4 million			
2003	Gonzaga University Arena	\$17.2 million			
2003	Prairie Hills at Grayhawk Expansion			\$11.0 million	
2003	Washington State Archives Building	\$7.4 million			
2003	AmericanWest Bank building			\$3.9 million	
2003	Integrated Medical Plaza	\$3.7 million			
2004	Spokane Convention Center Expansion				\$45.9 million
2004	Washington State University Academic Ctr.	\$15.6 million			
2004	Gonzaga University Arena other Projects	\$15.2 million			
2005	Upper Fall Condos			\$18.8 million	
2005	Gonzaga University Student Housing	\$10.6 million			
2006	Sacred Heart Medical & Children Hospital Laboratory Remodel		\$9.5 million		
2007	Washington State University Nursing Building	\$16.5 million			
2007	Gonzaga University Housing Phase II	\$10.3 million			
2008	Gonzaga University Cincinnati Villa Dormitory	\$16.0 million			
2008	Gonzaga University Soccer and Practice Fields	\$10.0 million			
2008	Spokane Eye Clinic Medical Building		\$9.6 million		
SUB TOTAL		\$152.0 million	\$108.50	\$47.5 million	\$81.8 million
TOTAL					\$390.0 million

Future Public Investments



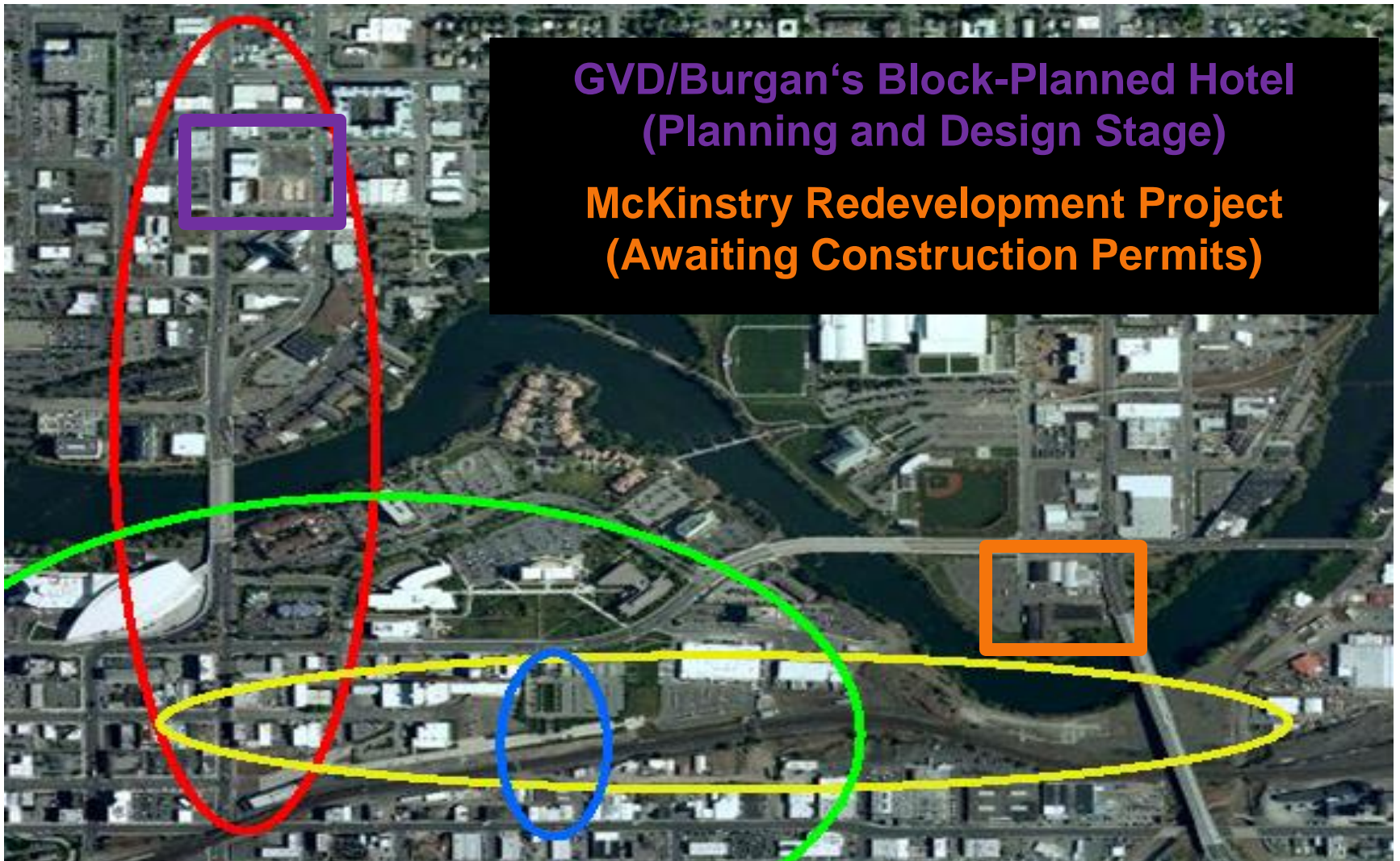
**Division Gateway Project
(Scoping and Design Stages)**

**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

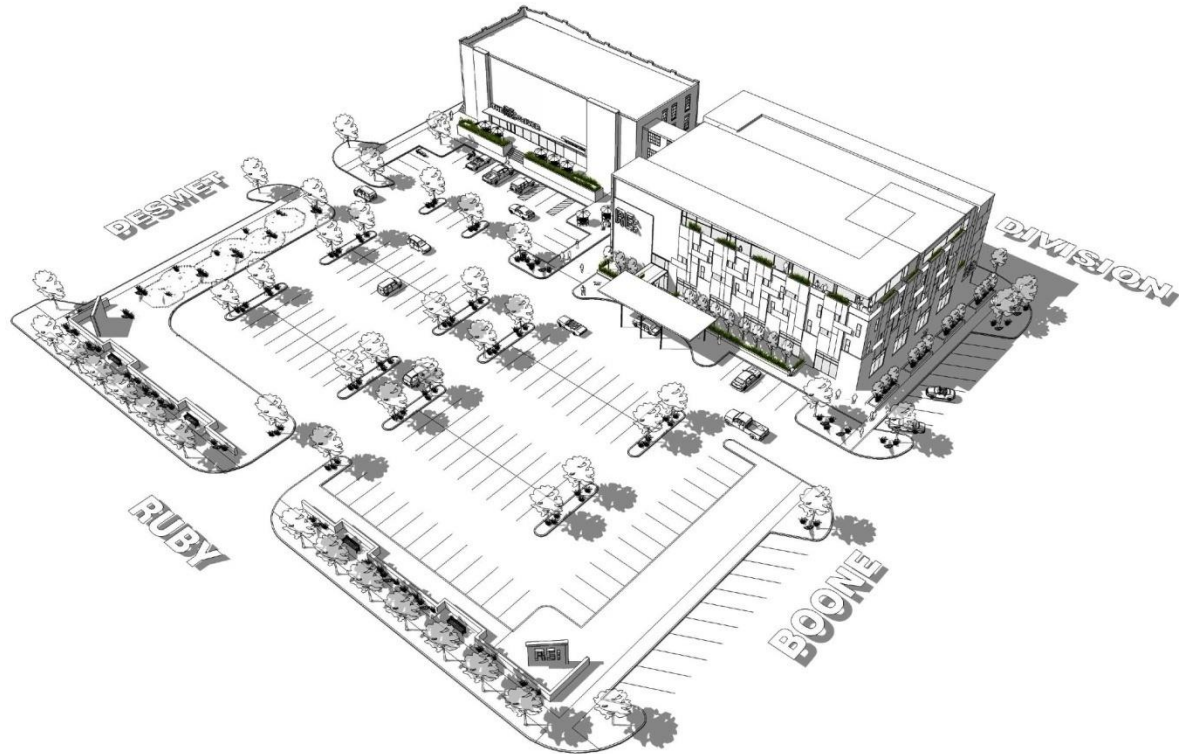


GVD/Burgan Block Redevelopment

re:claim 1910
circa 2010 . 05.13

OPTION B

BURGANS BLOCK



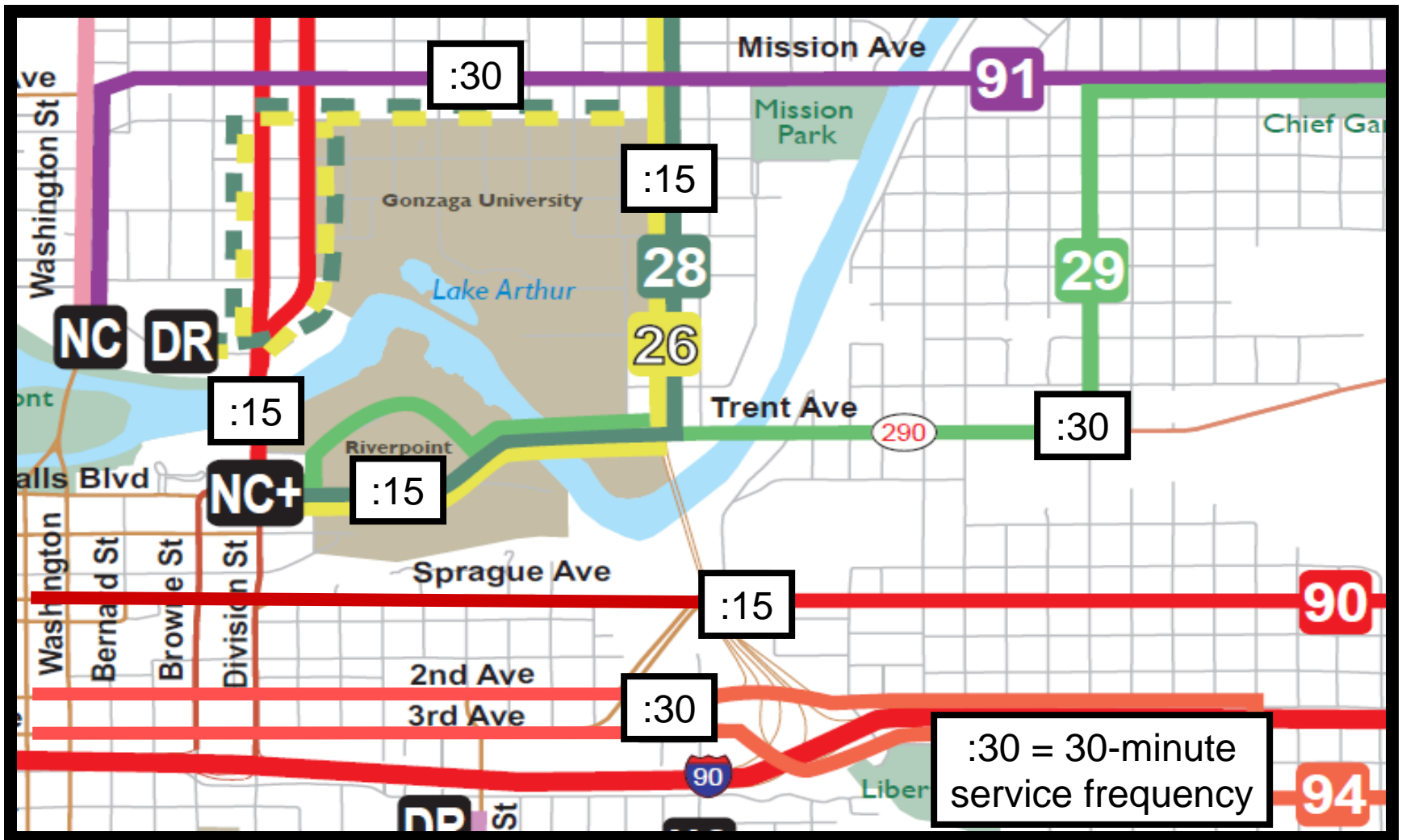
SITE PLAN | PERSPECTIVE

Assets/Constraints

Assets

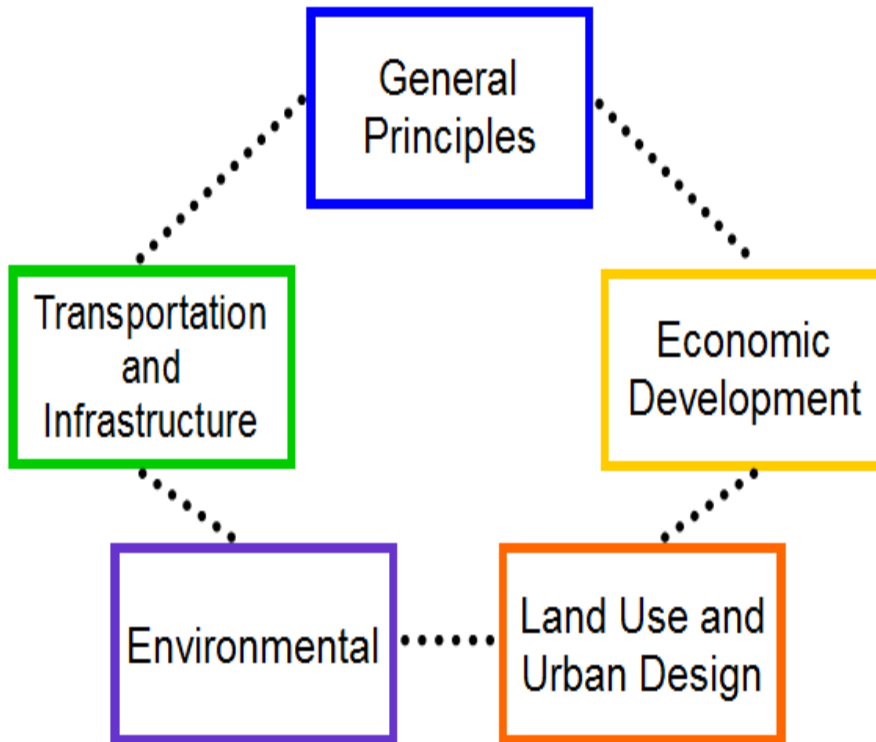
- Multiple higher educational centers
- Research and development activities
- Supporting planning efforts
- Public and private investment
- Student residential base
- Historic character
- High transit service level
- Proximity to CBD, Commerce, other amenities
- Relatively low property values (opportunity)

Transit within the U-District



Supporting Plans

U-District Strategic Master Plan Planning Principles



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

	NUD (Commercial Parcels)	SUD	CBD
Total Land (Square Feet)	4,138,200	4,267,137	5,133,982
Total Assessed Land Value	\$57,934,800	\$34,320,940	\$161,960,480
Assessed Land Value per Square Foot	\$14	\$8	\$32

Assessed Land Value per Square Foot



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

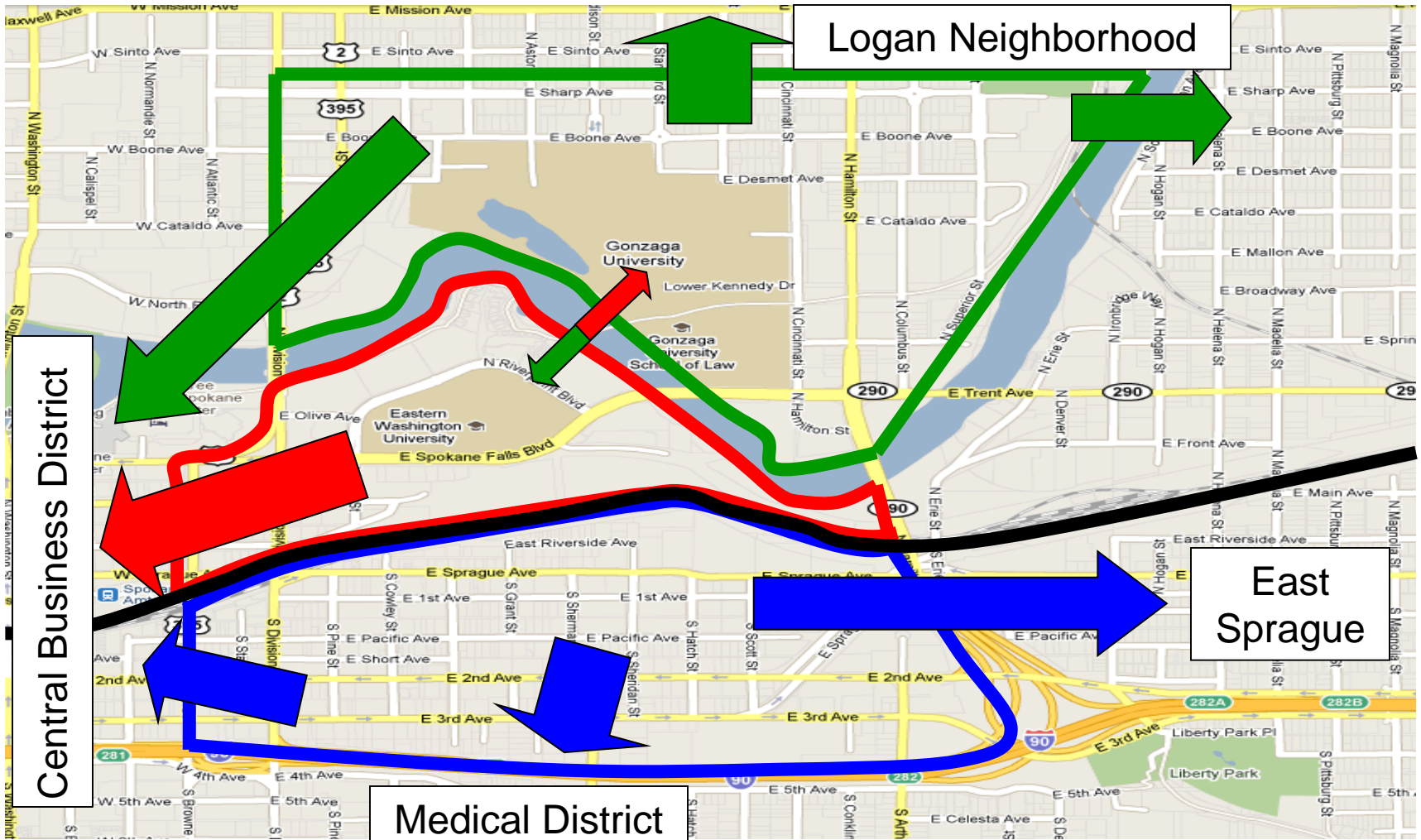
Constraints

- 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

Type	Characteristic	Implication
<p>Spokane River</p>	<ul style="list-style-type: none"> -350 ft across around Division bridge - Crossed by 3 bridges (1 bike and pedestrian bridge) 	<ul style="list-style-type: none"> -Flows through center of U-District creating a division.
<p>Major Arterials/ Intersections</p>	<ul style="list-style-type: none"> -Browne, Division, Sprague & Nevada -Traffic traveling at 30-35 MPH -Average Daily Vehicular Trips 20,000-40,000 -No designated Bike lanes, sidewalk buffers, limited cross walks, and poor lighting. -Heavy and freight travel. - Heavy congestion during peak hours Busy intersections at: Trent & Spokane Falls; Hamilton & Trent; Hamilton & Sharp; Division & Sprague 	<ul style="list-style-type: none"> -Unsafe and unwelcoming for pedestrians and bikes. -Lack of shoulder space along arterials so sidewalks sit beside the flow of traffic -Intersections have short “walk” times at crosswalks. -Portions of commute are through abandoned areas with poor lighting, making pedestrians unsafe and crime more likely.
<p>Railroad</p>	<ul style="list-style-type: none"> -Several lanes of rail - -Right of way about 60ft 	<ul style="list-style-type: none"> -Restricted access impediment to cyclists and pedestrians -Restricts travel from U-District to E. Sprague Ave. -No crossings from Division to Hamilton -No pedestrian access on Hamilton

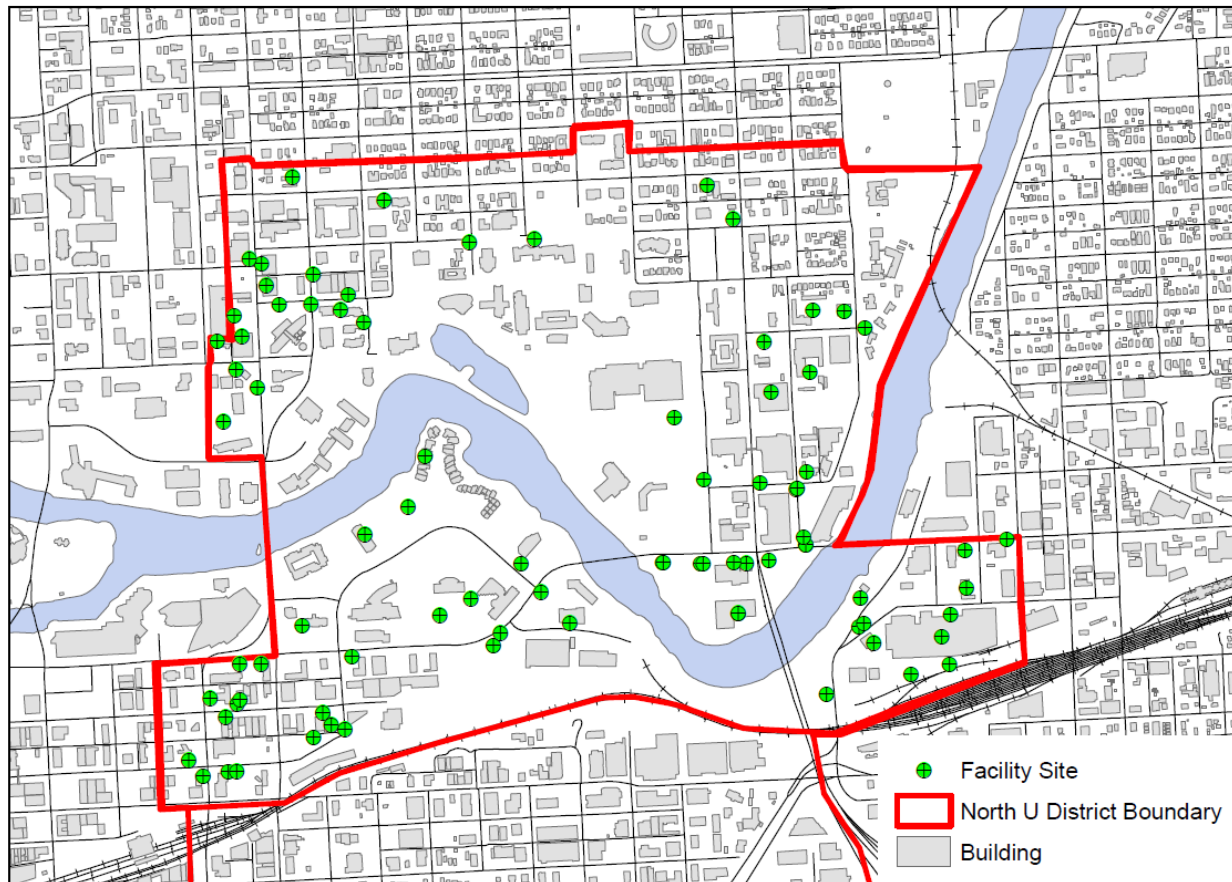
U-District Linkages



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

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

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

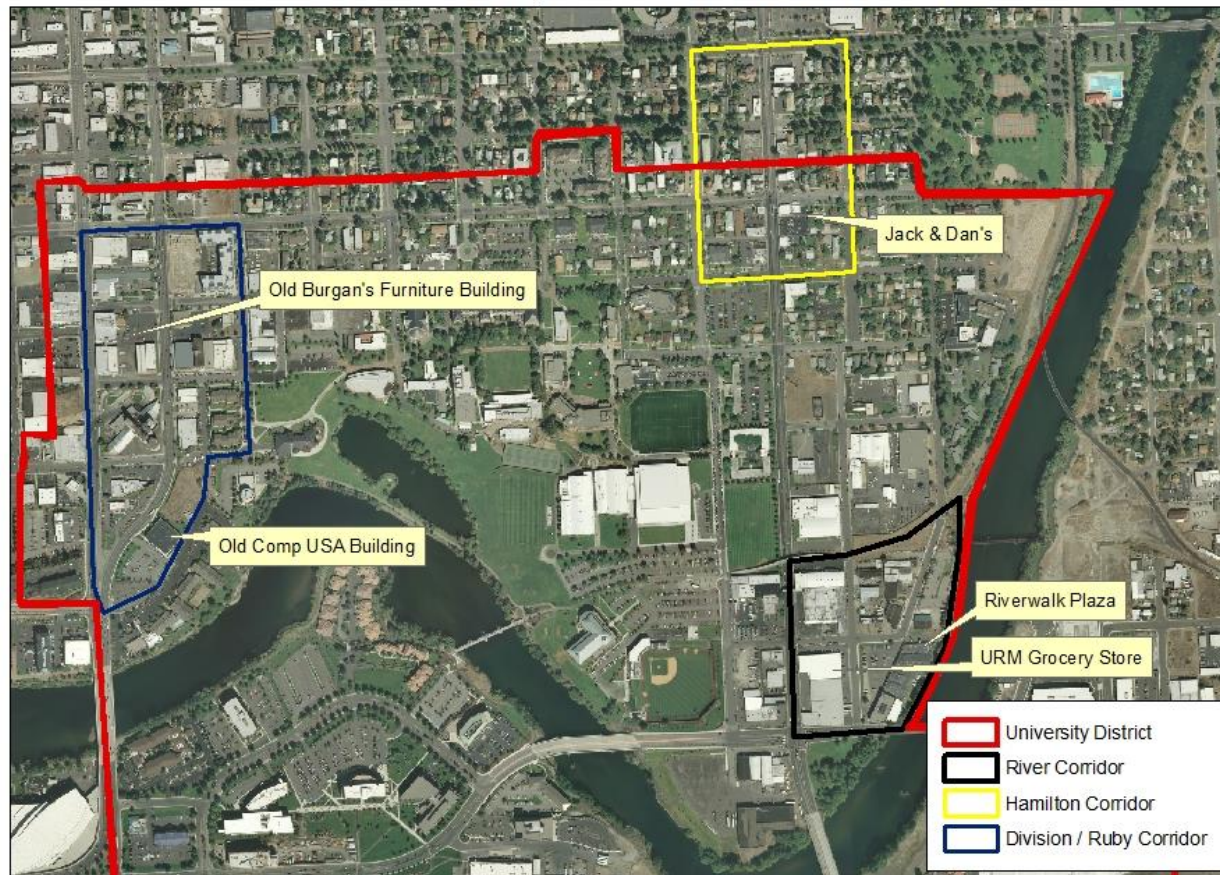
Potential Opportunity Sites

- **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

Figure X

Aerial Image 2007
Three North University District Growth Potential Areas



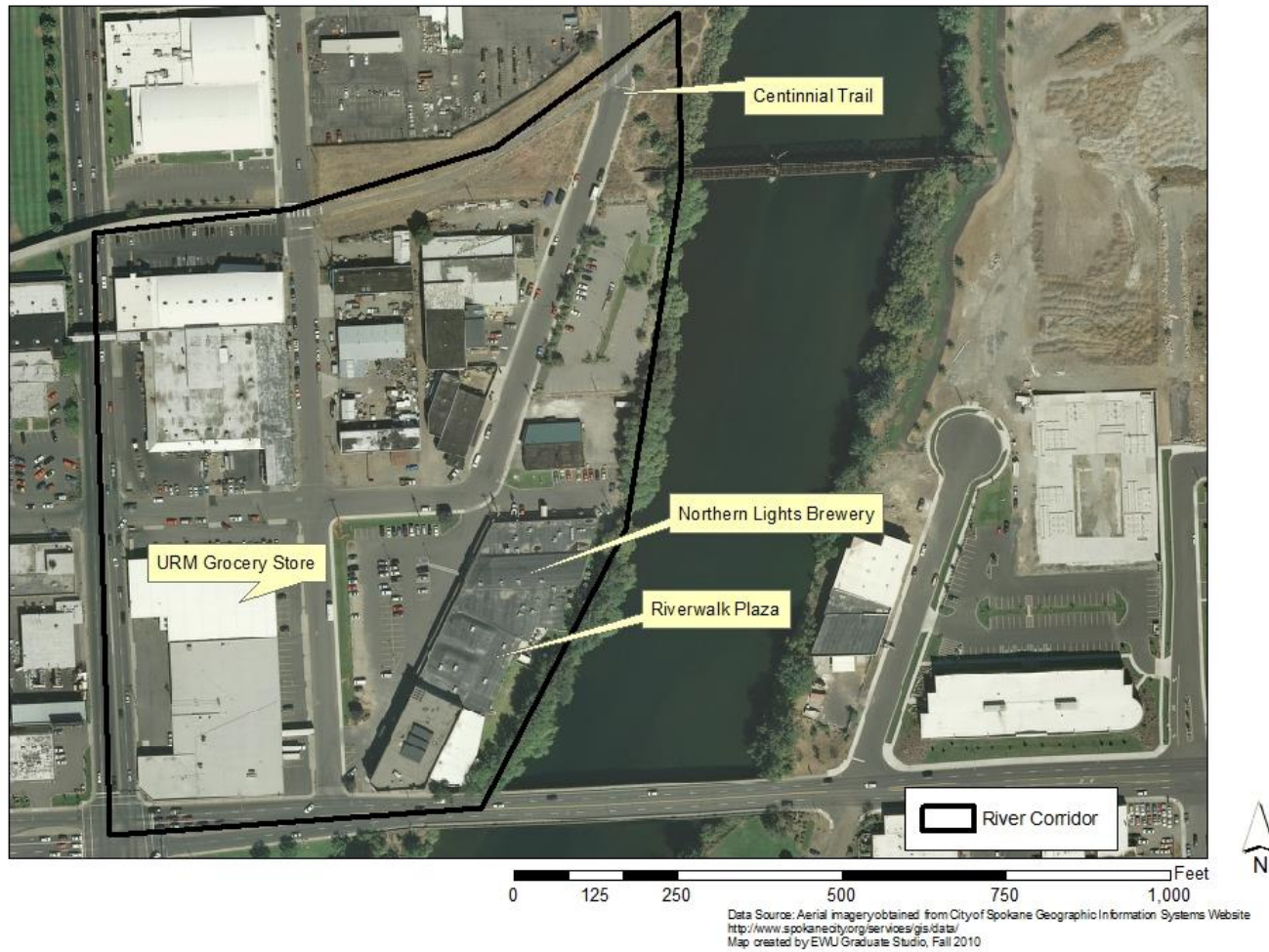
0 0.125 0.25 0.5 0.75 Miles

Data Source: Aerial imagery obtained from City of Spokane Geographic Information Systems Website
<http://www.spokane.org/services/gis/data/>
Map created by EWU Graduate Studio, Fall 2010

River Corridor Site

Figure X

Aerial Image 2007
River Corridor Growth Potential Area



Division/Ruby Corridor Site

Figure X

Aerial Image 2007
Division / Ruby Corridor Growth Potential Area



0 125 250 500 750 1,000 Feet

Data Source: Aerial imagery obtained from City of Spokane Geographic Information Systems Website
<http://www.spokane.org/services/gis/data/>
Map created by EWU Graduate Studio, Fall 2010

Hamilton Corridor Site

Figure X

Aerial Image 2007
Hamilton Corridor Growth Potential Area



0 125 250 500 750 1,000 Feet

Data Source: Aerial imagery obtained from City of Spokane Geographic Information Systems Website
<http://www.spokane-city.org/services/gis/data>
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

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?

