

South University District Assessment



for
**Downtown Spokane Partnership
& City of Spokane**
by
EWU Urban and Regional Planning Program
1/29/10

Study Objectives



Building & Tenant Inventory

Review Relevant Studies

Analyze Trends

Assess Redevelopment Opportunities

Develop Assessment Tools

Selected Highlights

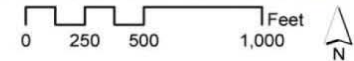


- **Importance of cooperation and leadership**
- **Conditions & trends indicating opportunity**
- **Redevelopment Issues**

Study Area Boundaries



Aerial imagery obtained from City of Spokane Geographic Information Systems Website
<http://www.spokanecity.org/services/gis/data/>



Data Source: Spokane County Assessor Parcel Info, October 2009
Map created by EWU Graduate Studio, Fall 2009

Conditions: Tenants



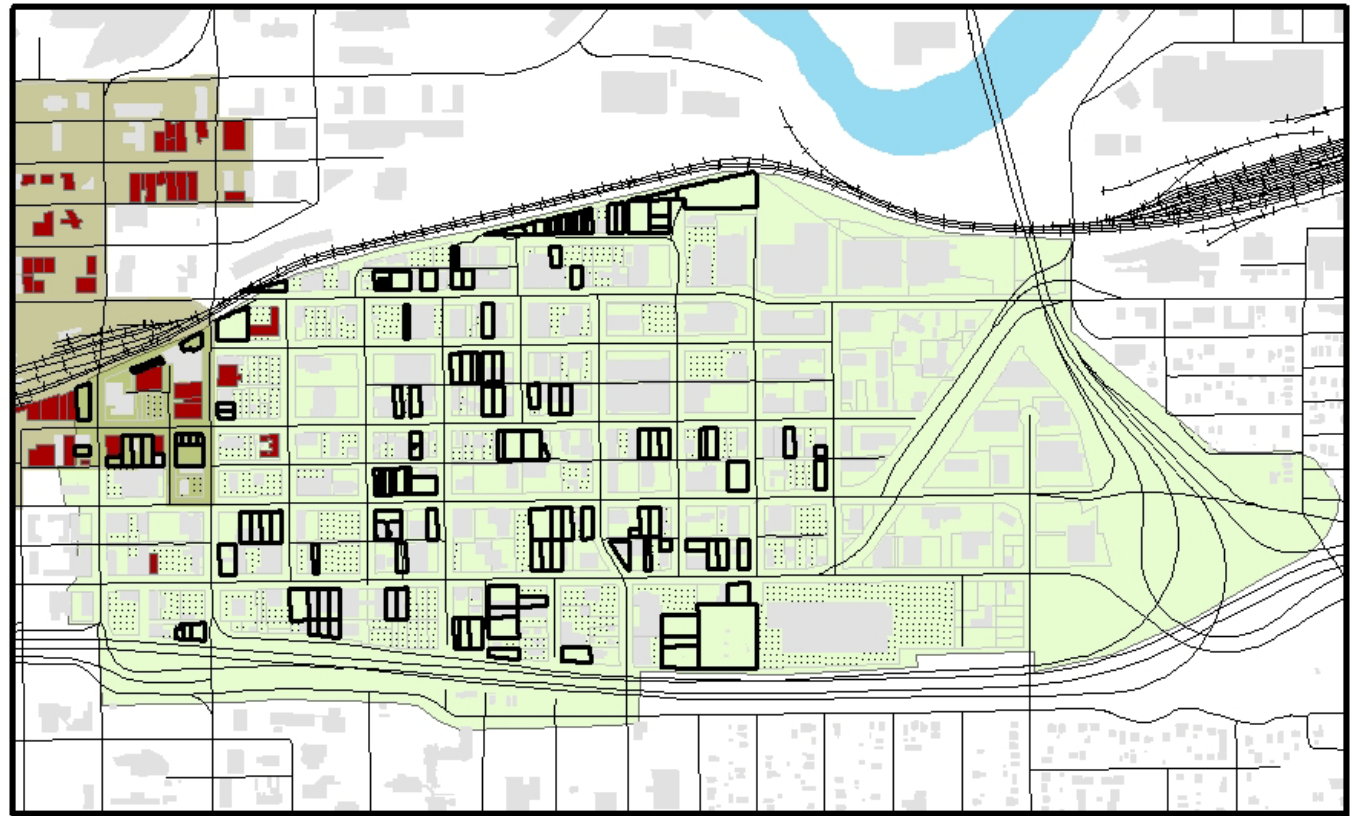
Primary South University District Tenants

Health Services	10.2%
Social Services	9.0%
Wholesale Trade	8.1%
Misc. Retail	6.8%
Business Services	6.5%

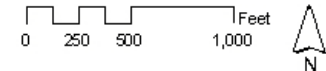
Conditions: Structures



Conditions: Parcel Use



- Legend**
- Street
 - + Railroad
 - Vacant Parcels
 - Building
 - Parcels
 - Hist Building
 - SUDRA Bndry
 - Under Utilz'd Parcels
 - Hist District
 - Hydro

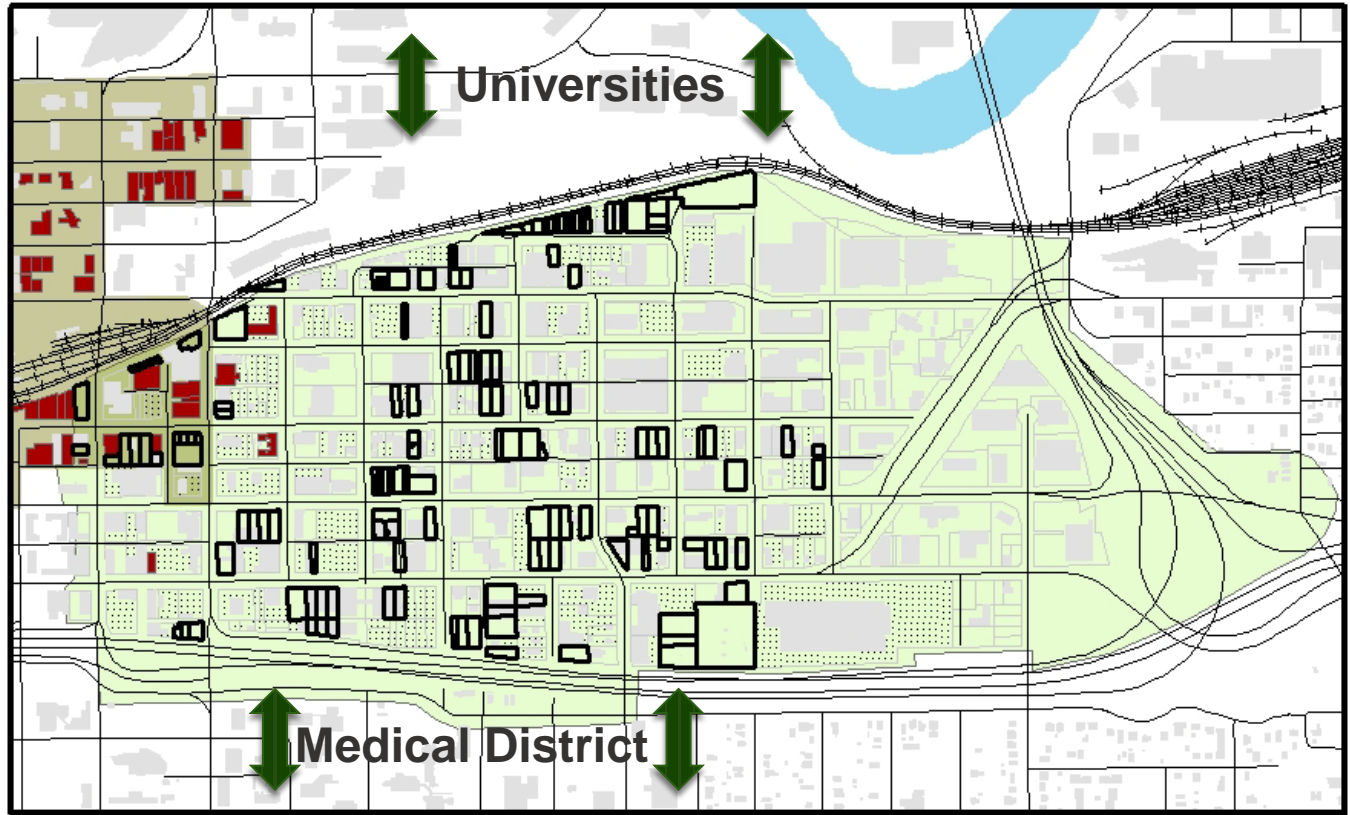


Data Sources: City of Spokane GIS Website <http://www.spokanecity.org/sercies/gis/data>, October 2009
 Spokane Downtown Plan update: MIG Historic District and Buildings, MIG Vacant and Underutilized Parcels
http://www.downtown.spokane.net/downtownspokane/uploads/documents/dtplan/appendix_d.pdf, October 2009
 Map created by EWU Graduate Studio, Fall 2009

Conditions: Location

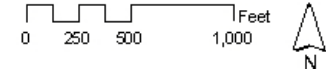



CBD

Legend

- Street
- Vacant Parcels
- Building
- SUDRA Bdry
- ▨ Under Utilz'd Parcels
- Railroad
- Hydro
- Parcels
- Hist Building
- Hist District



Data Sources: City of Spokane GIS Website <http://www.spokanecity.org/sercies/gis/data>, October 2009
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Trends: Past & Projected Growth



- **5.4 million ft² of developed space**
 - Projected to 16.8 million sq. ft. at buildout
- **\$400 million invested in last 10 years**
 - 10% in last 2 years
- **Student enrollment of 12,000**
 - 3,000-6,000 increase by 2015
- **10% of regional employment in medical sector**
 - Projected 2% per annum increase

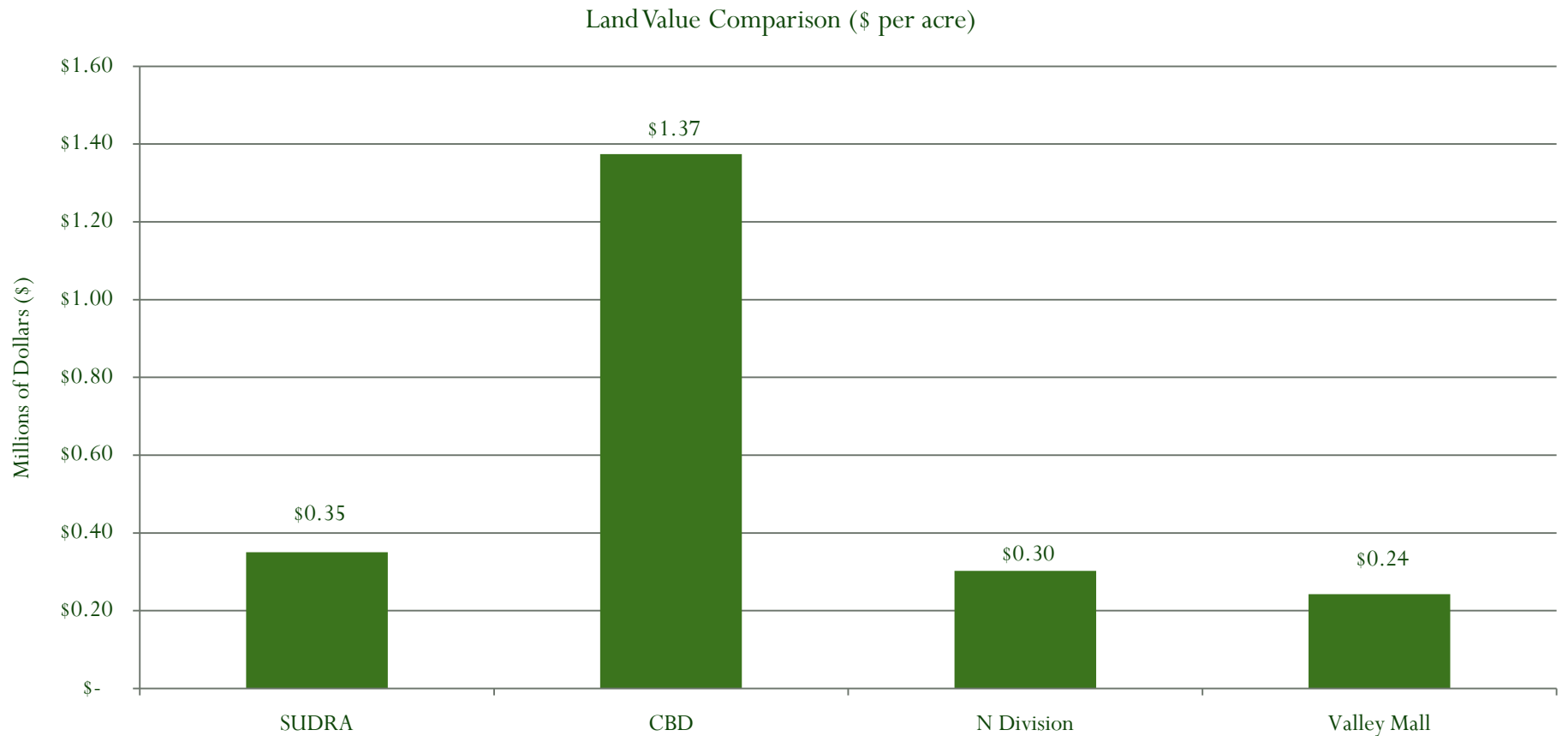
Demand: Population, Traffic, Housing

- **Daytime Population: 54,683**
- **Peak Hour Traffic: 39,390 trips**
- **Potential demand for 1,740 housing units**



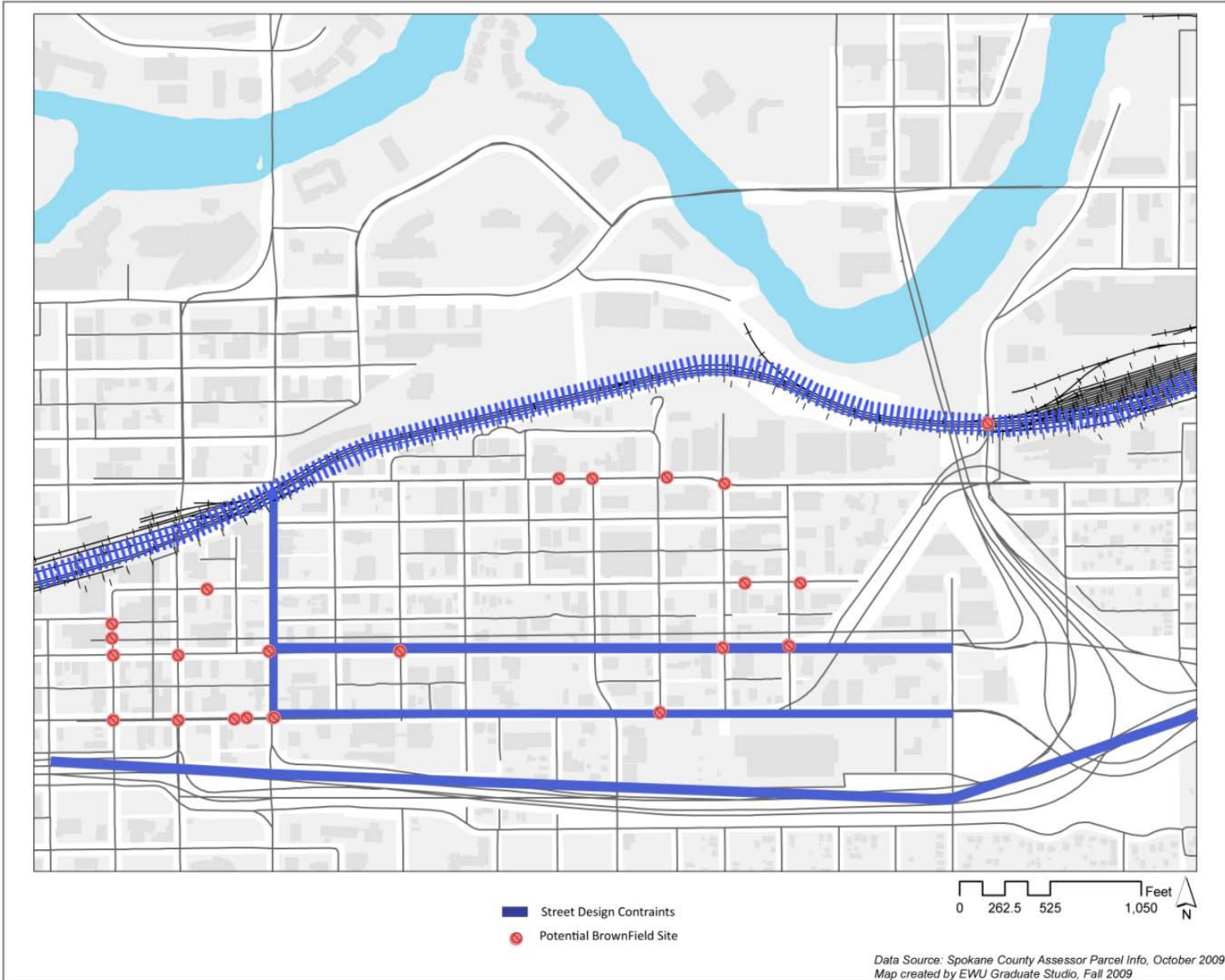
Opportunity: Property Values

	SUDRA	CBD	N Division	Valley Mall
Total Land (Acres)	97.96	117.86	236.98	158.55
Total Land Value	\$ 34,320,940.00	\$ 161,960,480.00	\$ 71,597,420.00	\$ 38,382,270.00
Assessed Value per acre	\$ 350,350	\$ 1,374,208	\$ 302,124	\$ 242,090

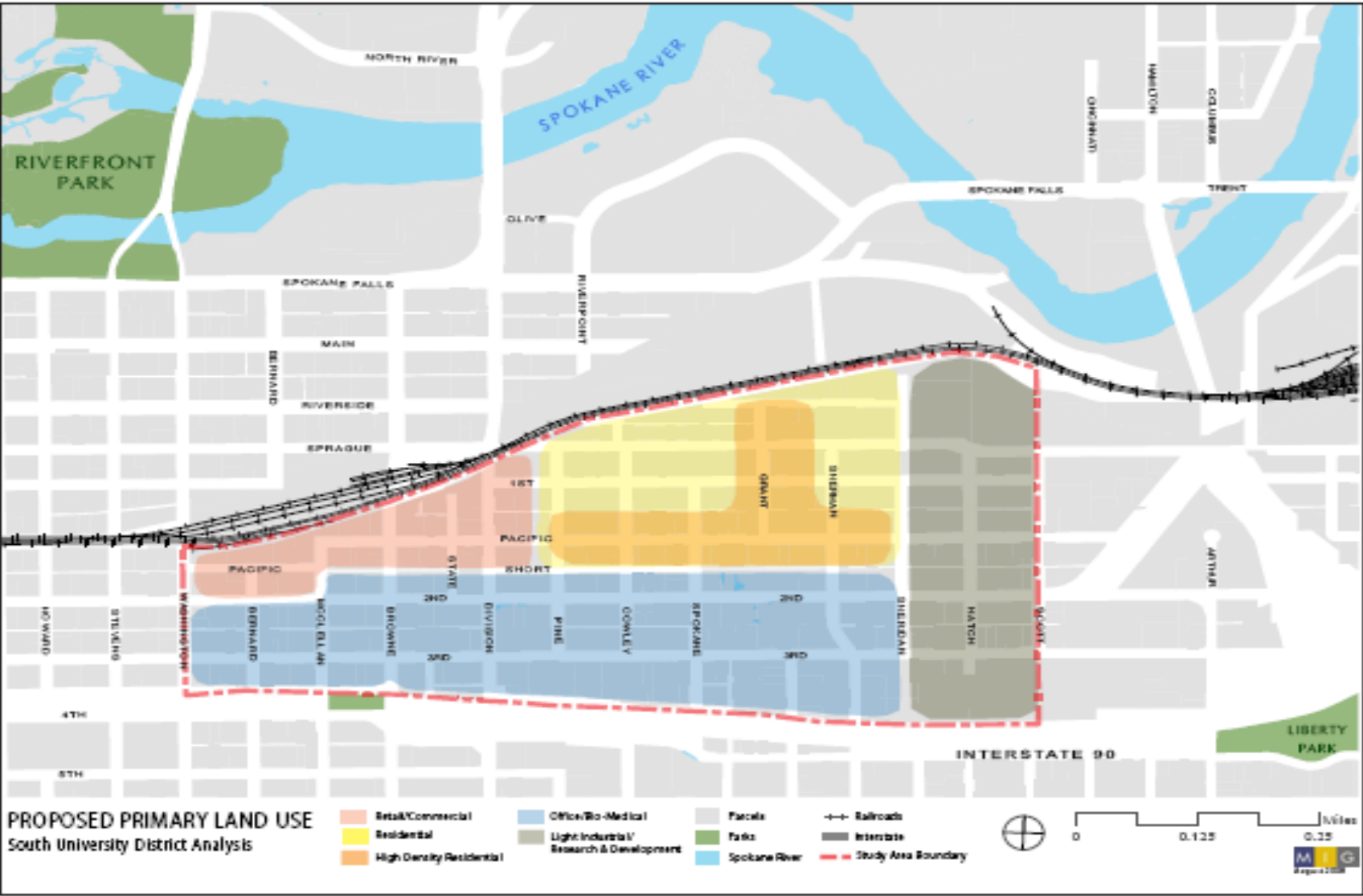


Source: Spokane County Assessor Parcel Information: Value Table November 2009

Redevelopment Considerations



Redevelopment Considerations



Recap of Findings

- Trends & conditions suggest opportunity
- Uncertainty of brownfield sites, access barriers, and potential conflict between proposed land uses present constraints



Implications

- **Private market can address opportunities**
- **Public sector can address uncertainties associated with constraints**



Selected Recommendations

- **Refine land use guidance**

- **Zoning**

- **Design Guidelines**

- **Buildout Scenarios**

- **Continue strategic public investment**

- **Build on existing partnerships**

- **Seek additional financing alternatives**





Questions?