Shared Parking Analysis Scenarios Presentation

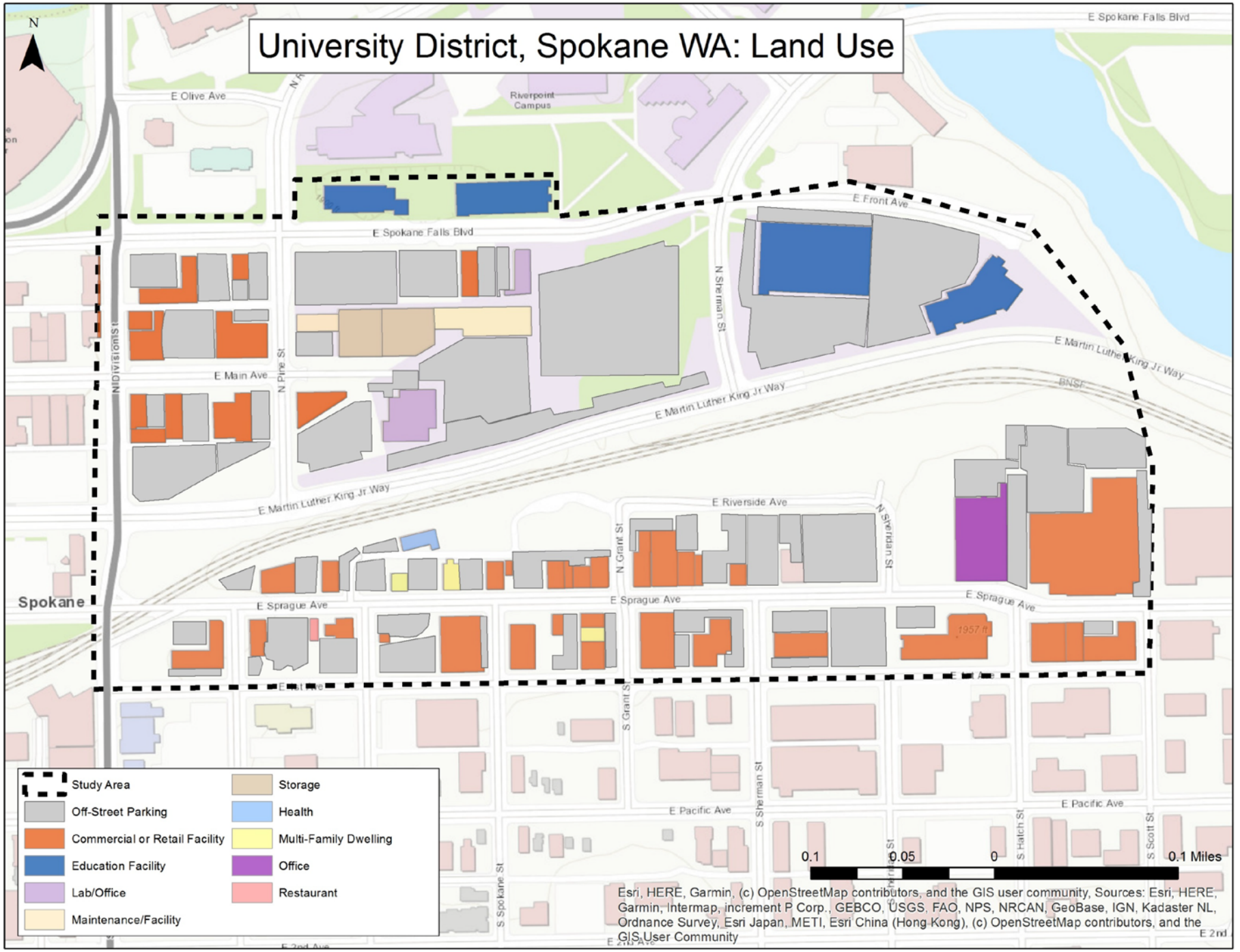
UNIVERSITY DISTRICT, SPOKANE

DESMAN
Design Management

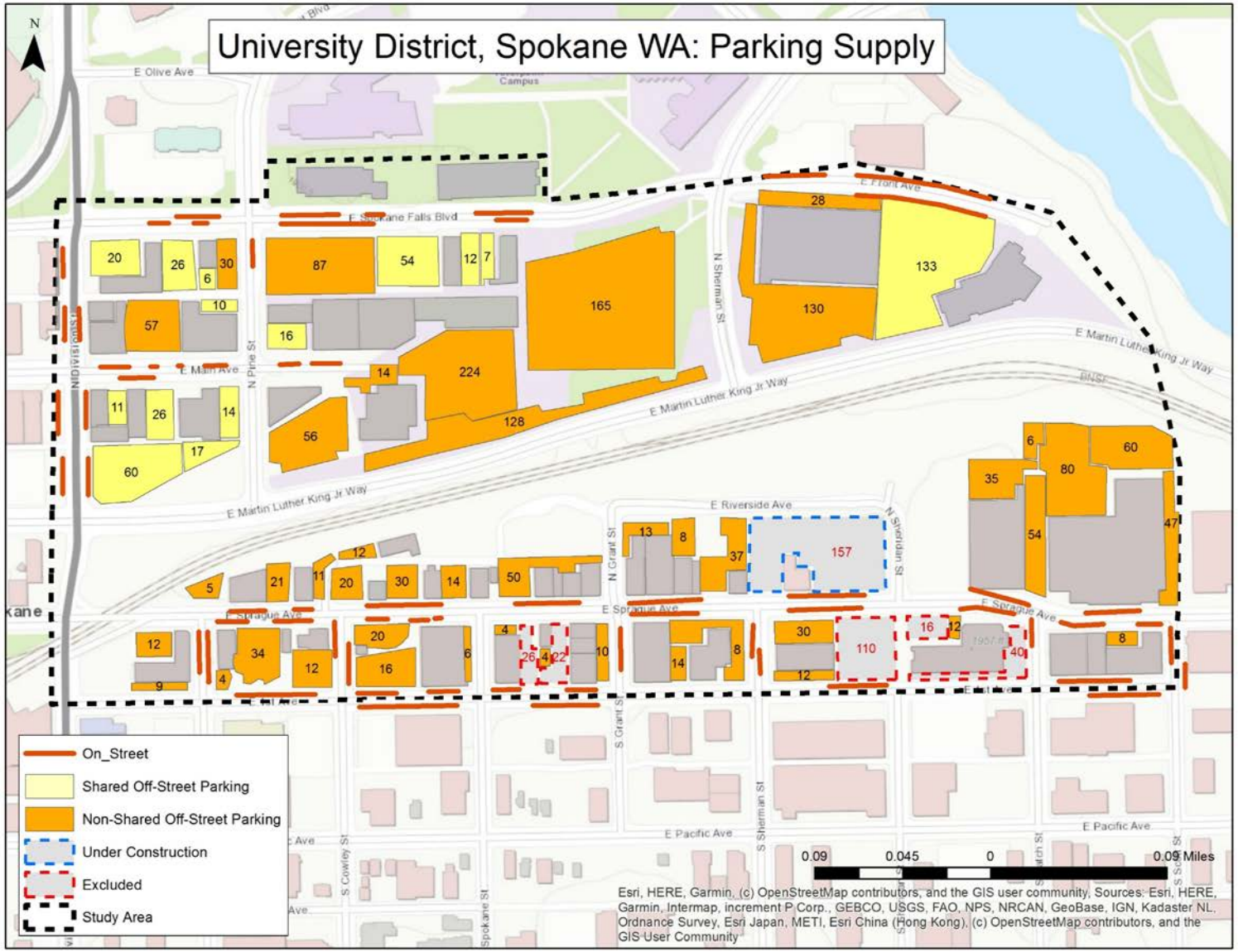
Photo courtesy of KPFF

EXISTING CONDITIONS: LAND USES

Note: The building footprints for Catalyst and Scott Morris Center for Innovation are not included in this map due to the base map dating back to 2018.



EXISTING CONDITIONS – PARKING SUPPLY

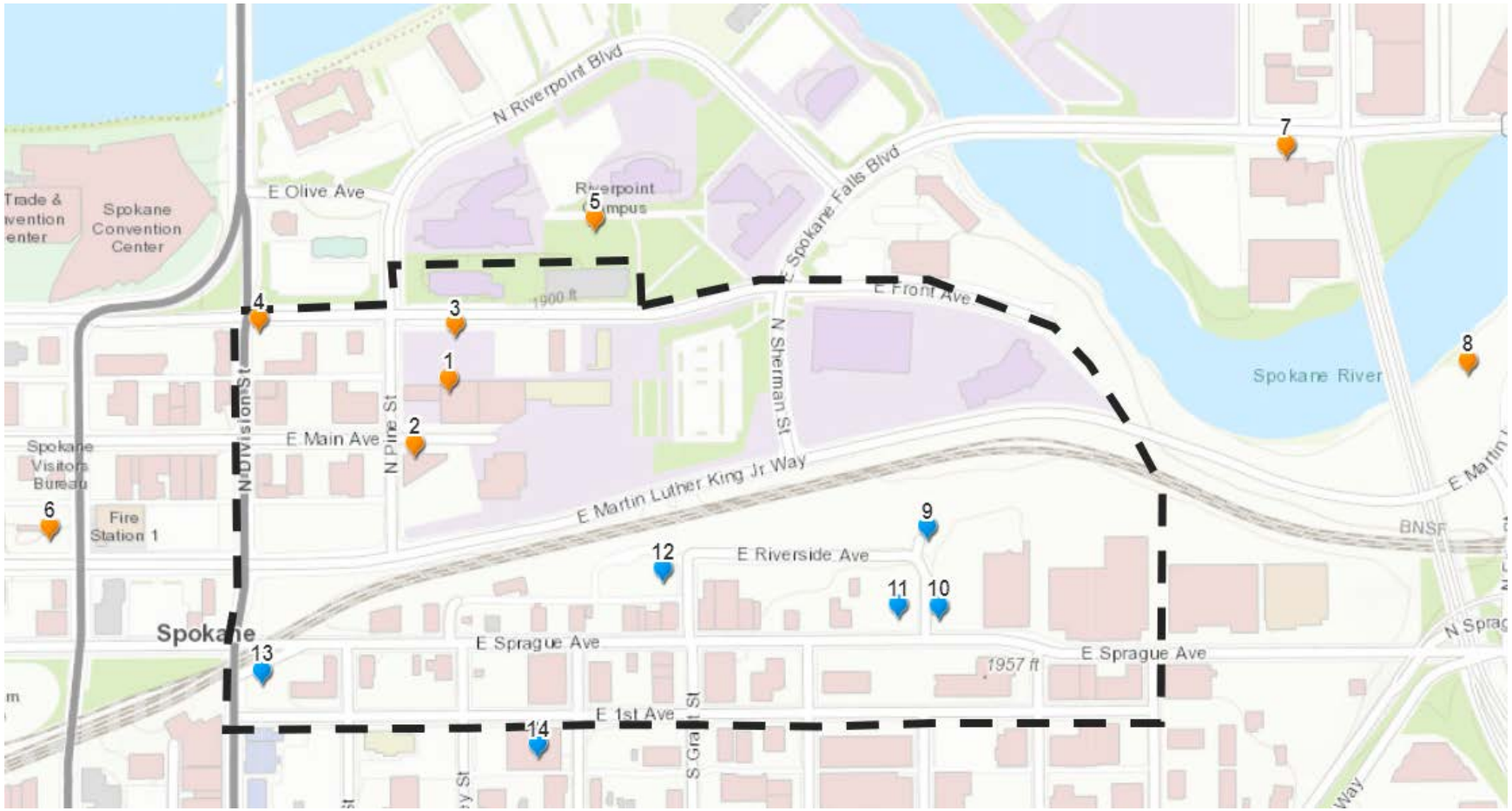


	EXISTING PARKNG SUMMARY			
	CATEGORY	NORTH	SOUTH	TOTAL
A	ON-STREET	182	354	536
B	OFF-STREET (Total Existing)	1331	718	2049
C	Shared (Actual Supply)*	628	-	628
D	Not Shared	412	718	1130
E	TOTAL AVAILABLE SUPPLY (A+C+D)	1222	1072	2294

EXISTING PARKING DEMAND			
CATEGORY	NORTH (shared)**	SOUTH (not shared)	TOTAL
WEEKDAY	1075	1057	2132
WEEKEND	729	1057	1786

Note:
* These numbers show the spaces in the university lots, adjusted to a 65% level of utilization. i.e., 35% spaces are available for public usage.
**Not all parking in the study area is shared uniformly. An average level of sharing is assumed for the purposes of the analysis.
- Lots that are outlined in red are associated with automobile and boat company storage parking which has been eliminated from the supply. However, demand generated by these developments has been retained in the model.

PROPOSED DEVELOPMENTS



#	Name	Parking slated to be provided *
1	Jensen Byrd	-
2	Pacific Fruit & Produce	-
3	Riverbank tower	80
4	Midas site	80
5	WSU Phase II Health Sciences Building	-
6	Umpqua Multifamily Dwelling	80
7	UW GU RHP Building	30
8	District on the River	157
9	Catalyst	266
10	Scott Morris Center for Innovation	
11	Avista Lot C	66
12	Boxcar	76
13	Schweitzer Haven	-
14	County Medical Examiner's Building	24

DEVELOPMENTS ON NORTH SIDE

DEVELOPMENTS ON SOUTH SIDE

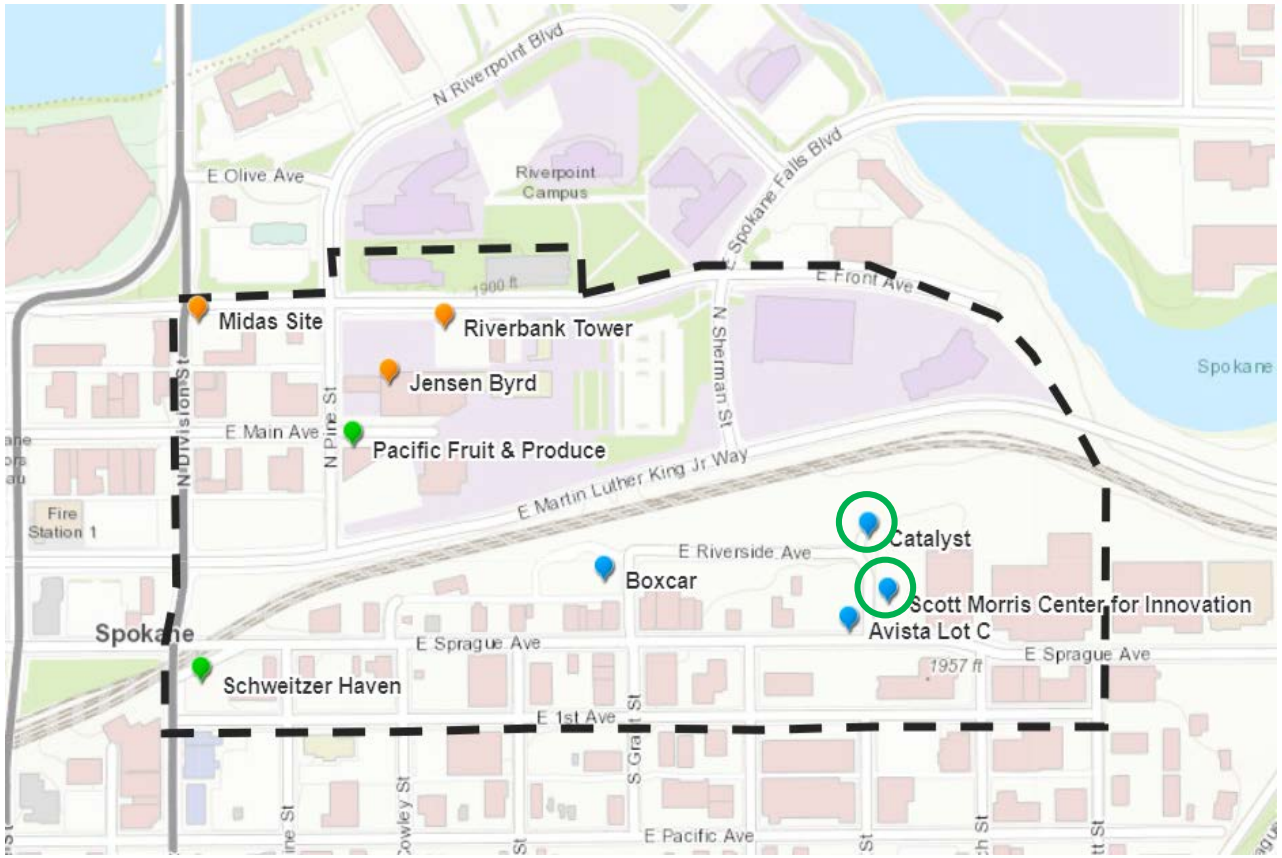
* Note: Only new, additional parking that is slated to be provided by the new developments is listed in this table. Any parking that is not listed is yet to be confirmed by the developer.

SCENARIO ANALYSIS

- Full-buildout Scenario
- Scenario 1 (A,B) - Certain
- Scenario 2 (A,B) - Likely
- Scenario 3 (A,B) – Strong
- Scenario 3 (C a-c) – Really Strong
- Scenario 4 – Full buildout (3B) with fewer SOV

SCENARIO – 1A

Scenario Definition: No other development beyond what is constructed (or in predevelopment) is completed in the next five years
Scenario 1A: Existing Conditions + Construction only – Catalyst and Scott Morris Center for Innovation



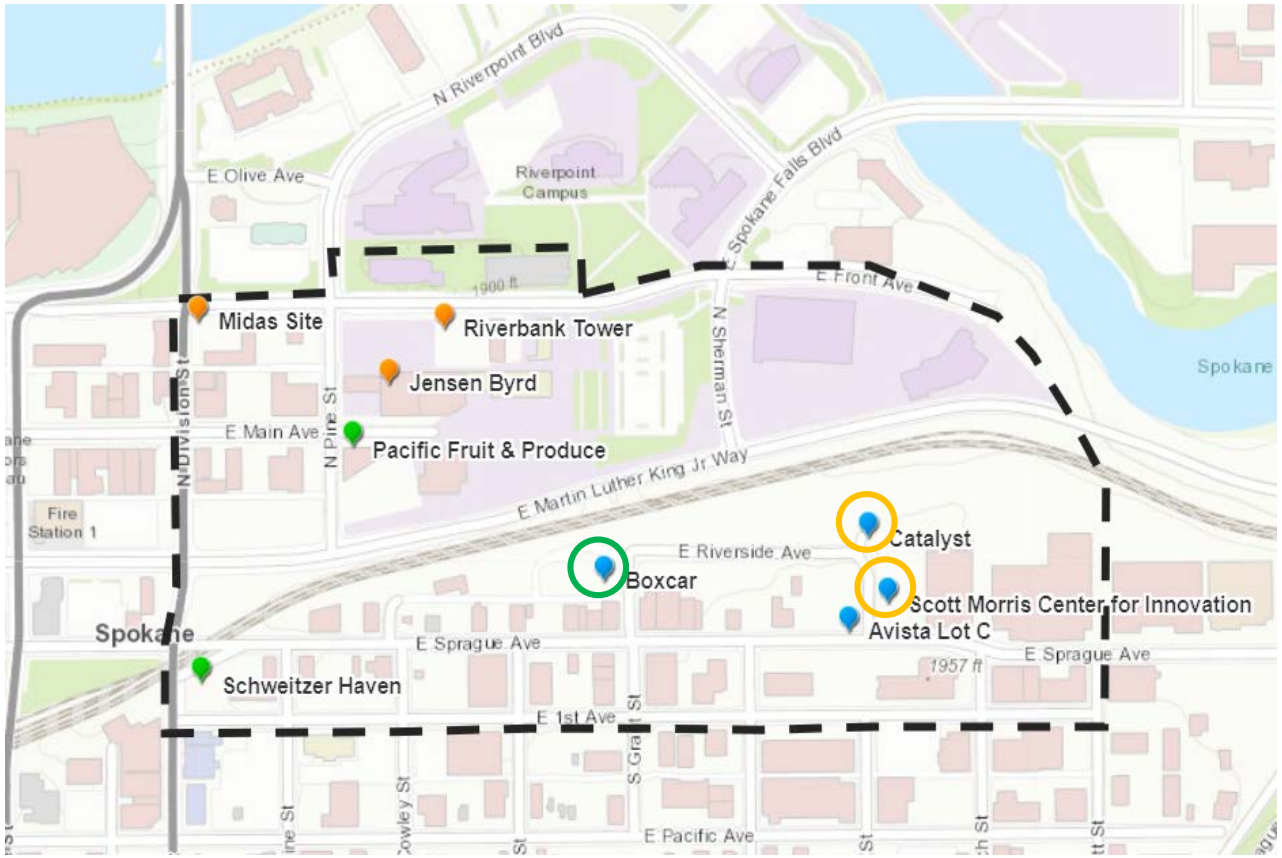
- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario

Development	Address	Land Use	Area (Sq. Ft)	Parking Spaces
Catalyst + Scott Morris Center for Innovation	601 E Riverside Ave	Office	80,000	266
		Education	106,000	
		Retail	5,000	
		Eco District	8,000	

Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
1A	1222	1181	990	1587	232	-406

SCENARIO – 1B

Scenario Definition: No other development beyond what is constructed (or in predevelopment) is completed in the next five years
Scenario 1B: Scenario 1A + Boxcar



- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario
- Developments that were a part of the previous scenario

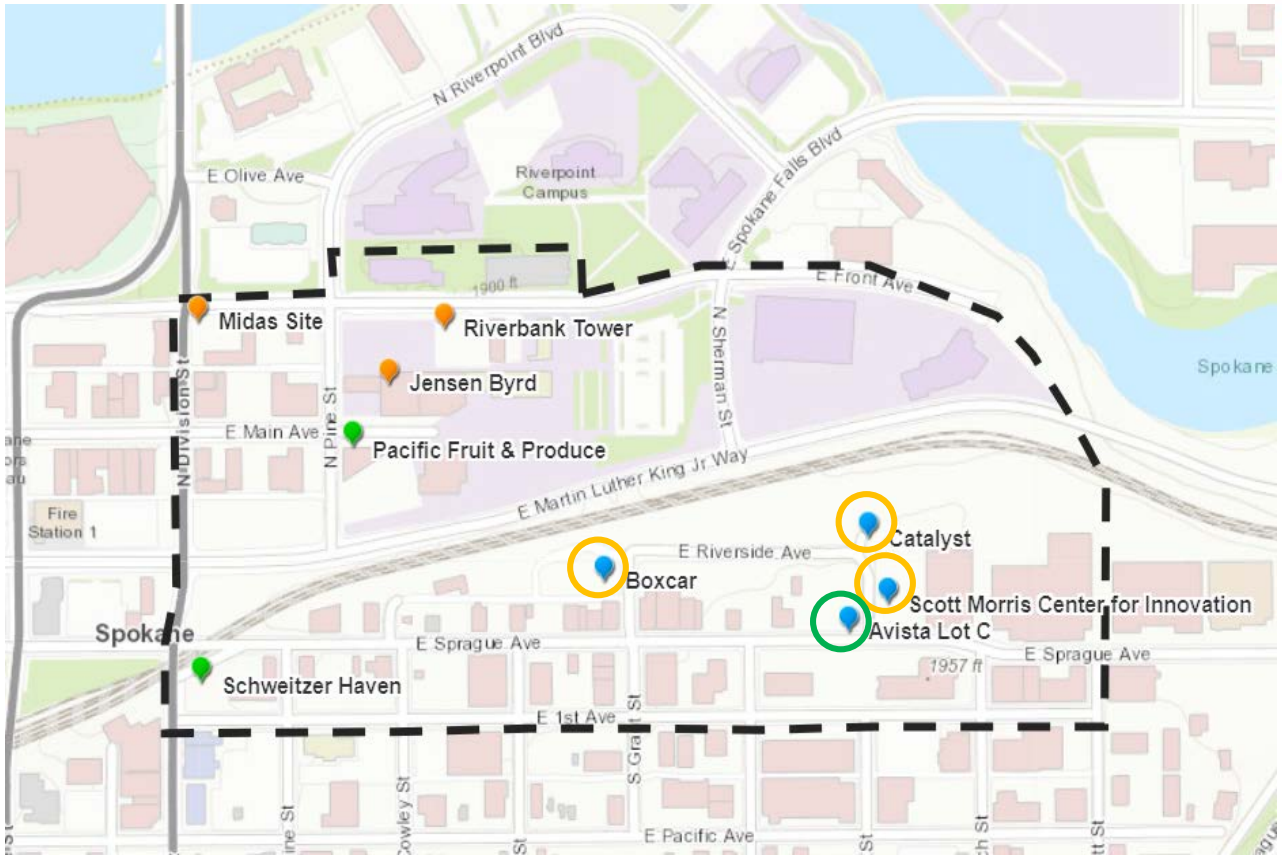
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
1B	1222	1257	990	1697	232	-440

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	Parking Spaces
Catalyst + Scott Morris Center for Innovation	601 E Riverside Ave	Office	80,000	-	-	-	266
		Education	106,000	-	-	-	
		Retail	5,000	-	-	-	
		Eco District	8,000	-	-	-	
Boxcar	15 N Grant St	Housing	72,000	136	50	86	76

SCENARIO – 2A

Scenario Definition: UD recovers from COVID fairly well, demand for residential is strong, demand for commercial/research/education is limited

Scenario 2A: Scenario 1 + Avista Lot C



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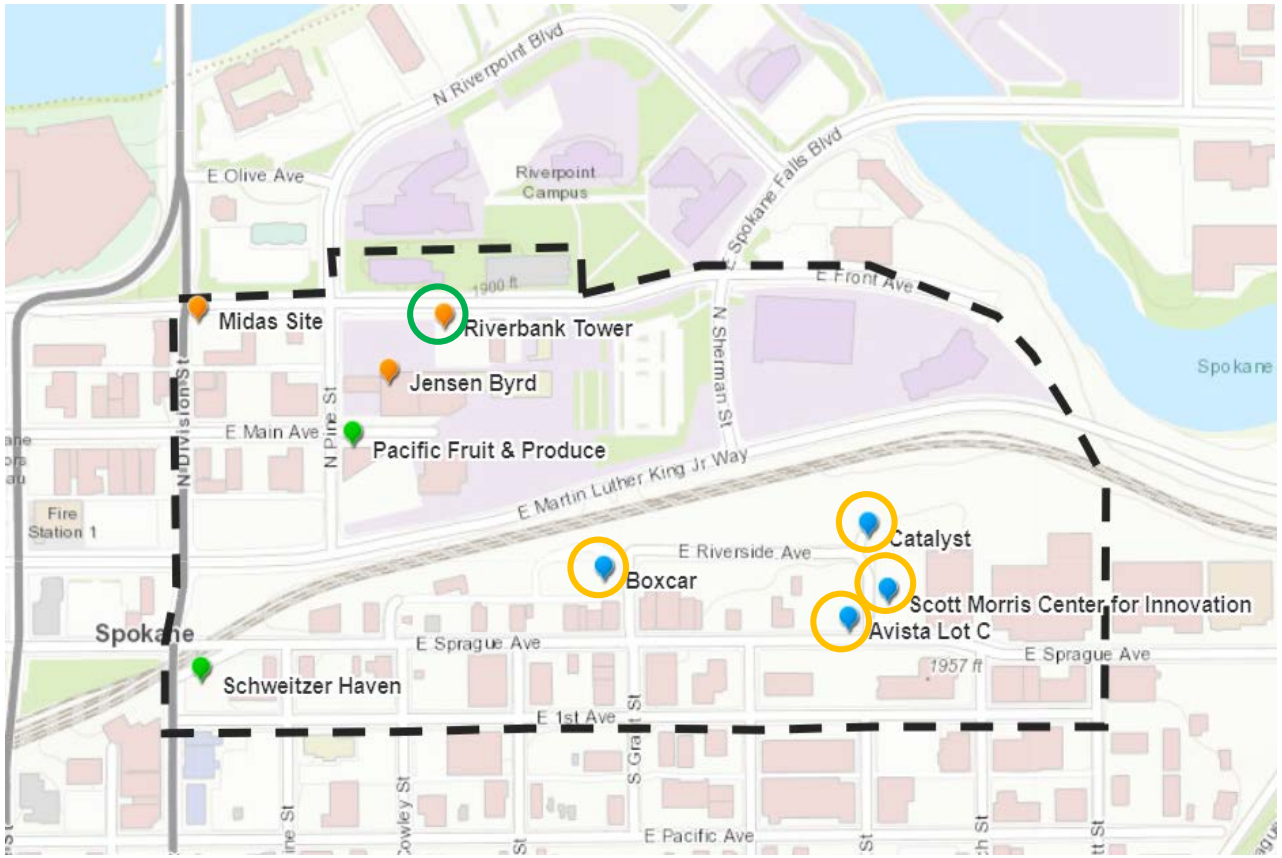
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
2A	1222	1480	990	1952	232	-472

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	Parking Spaces
Catalyst + Scott Morris Center for Innovation	601 E Riverside Ave	Office	80,000	-	-	-	266
		Education	106,000	-	-	-	
		Retail	5,000	-	-	-	
		Eco District	8,000	-	-	-	
Boxcar	15 N Grant St	Housing	72,000	136	50	86	76
Lot C	501/521 E Sprague Ave	Office	66,000	-	-	-	66

SCENARIO – 2B

Scenario Definition: UD recovers from COVID fairly well, demand for residential is strong, demand for commercial/research/education is limited

Scenario 2B: Scenario 2A + Riverbank Tower



- Developments on North Side
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- Developments - Completed
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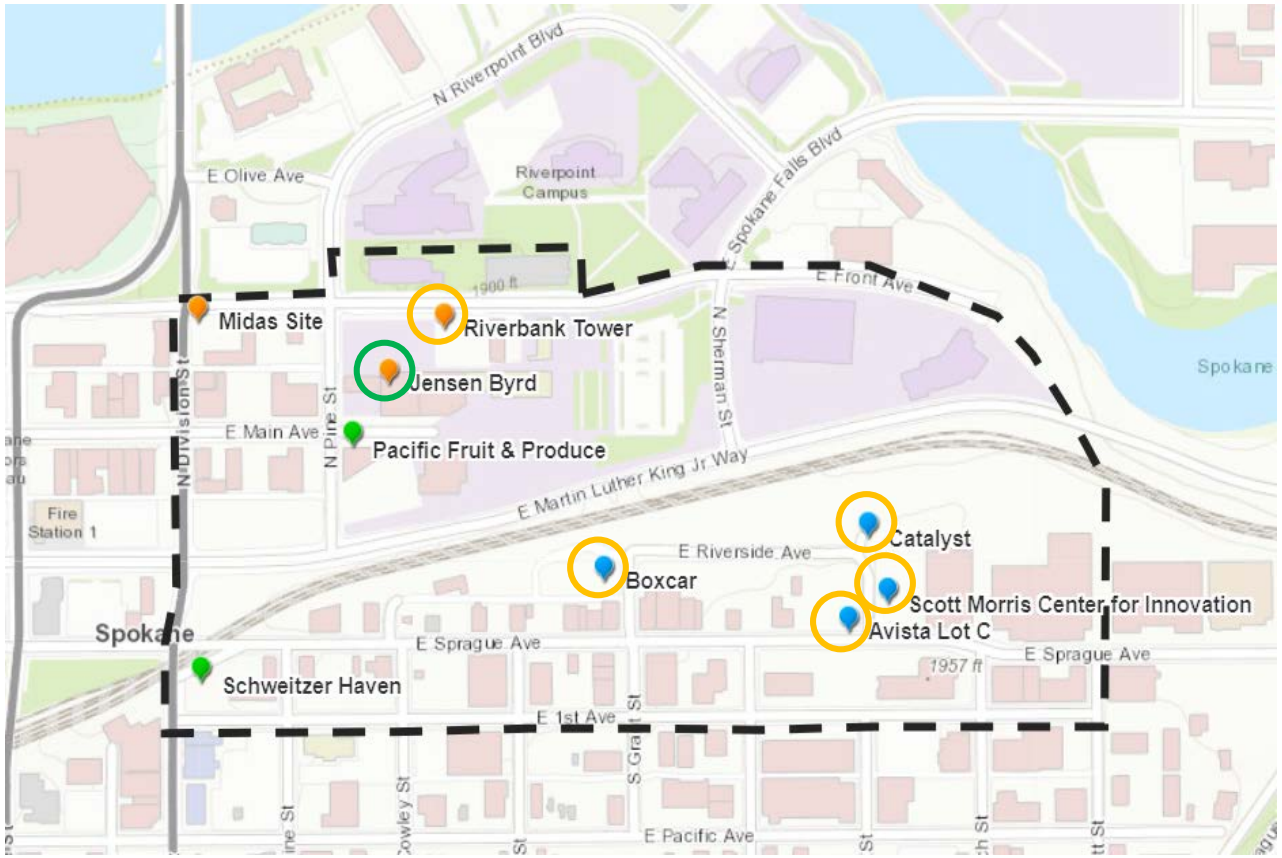
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
2B	1215	1480	1078	1952	137	-472

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	Parking Spaces
Catalyst + Scott Morris Center for Innovation	601 E Riverside Ave	Office	80,000	-	-	-	266
		Education	106,000	-	-	-	
		Retail	5,000	-	-	-	
		Eco District	8,000	-	-	-	
Boxcar	15 N Grant St	Housing	72,000	136	50	86	76
Lot C	501/521 E Sprague Ave	Office	66,000	-	-	-	66
Riverbank tower	134 E Spokane Falls Blvd	Housing	160,000	180	80	100	80

SCENARIO – 3A

Scenario Definition: Spokane has a strong secondary market with educational and health assets draws more development that other regions. Strong growth with known projects within five years

Scenario 3A: Scenario 2 + Jensen Byrd



- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario
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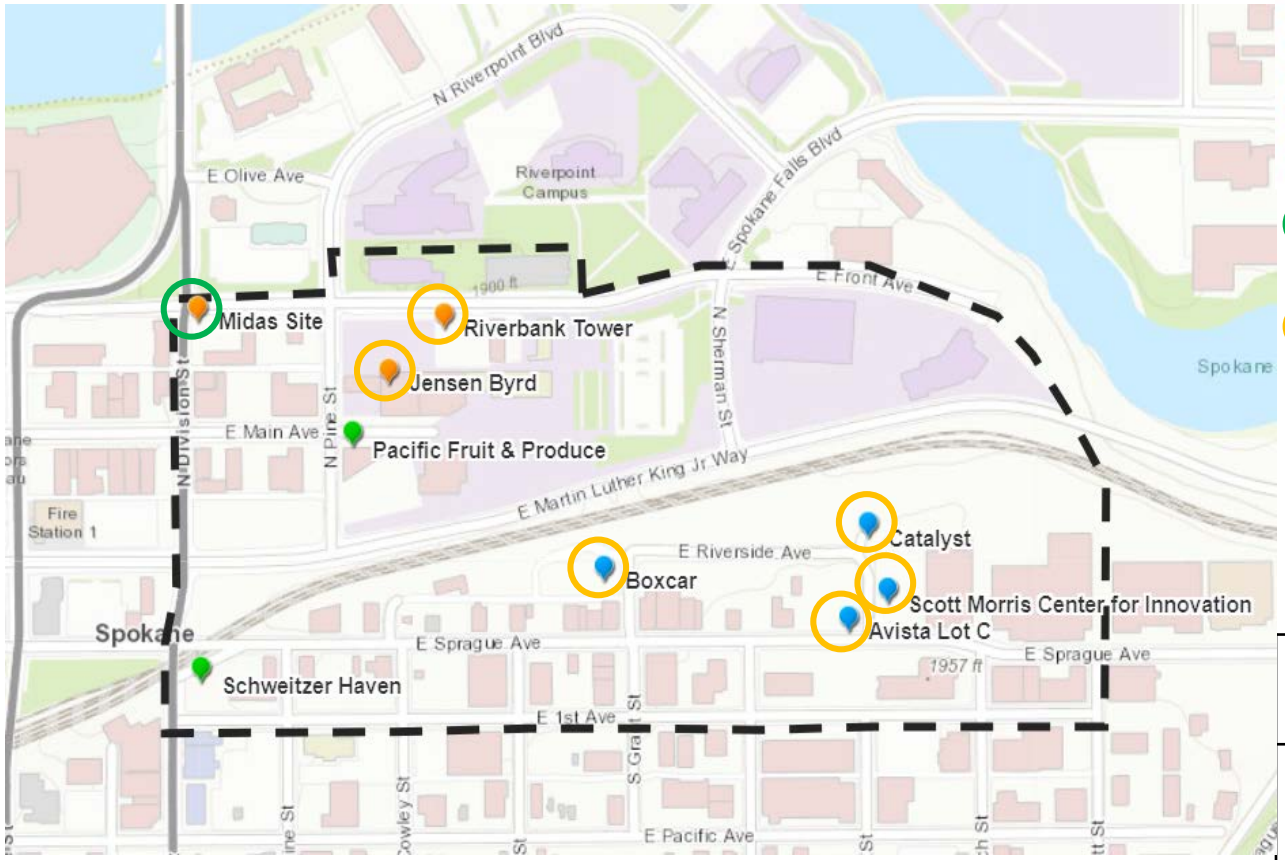
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
3A	1215	1480	1486	1952	-271	-472

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	Parking Spaces
Catalyst + Scott Morris Center for Innovation	601 E Riverside Ave	Office	80,000	-	-	-	266
		Education	106,000	-	-	-	
		Retail	5,000	-	-	-	
		Eco District	8,000	-	-	-	
Boxcar	15 N Grant St	Housing	72,000	136	50	86	76
Lot C	501/521 E Sprague Ave	Office	66,000	-	-	-	66
Riverbank	134 E						

SCENARIO – 3B (Full Buildout)

Scenario Definition: Spokane has a strong secondary market with educational and health assets draws more development that other regions. Strong growth with known projects within five years

Scenario 3B: Scenario 3A + Midas Site



- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario
- Developments that were a part of the previous scenario

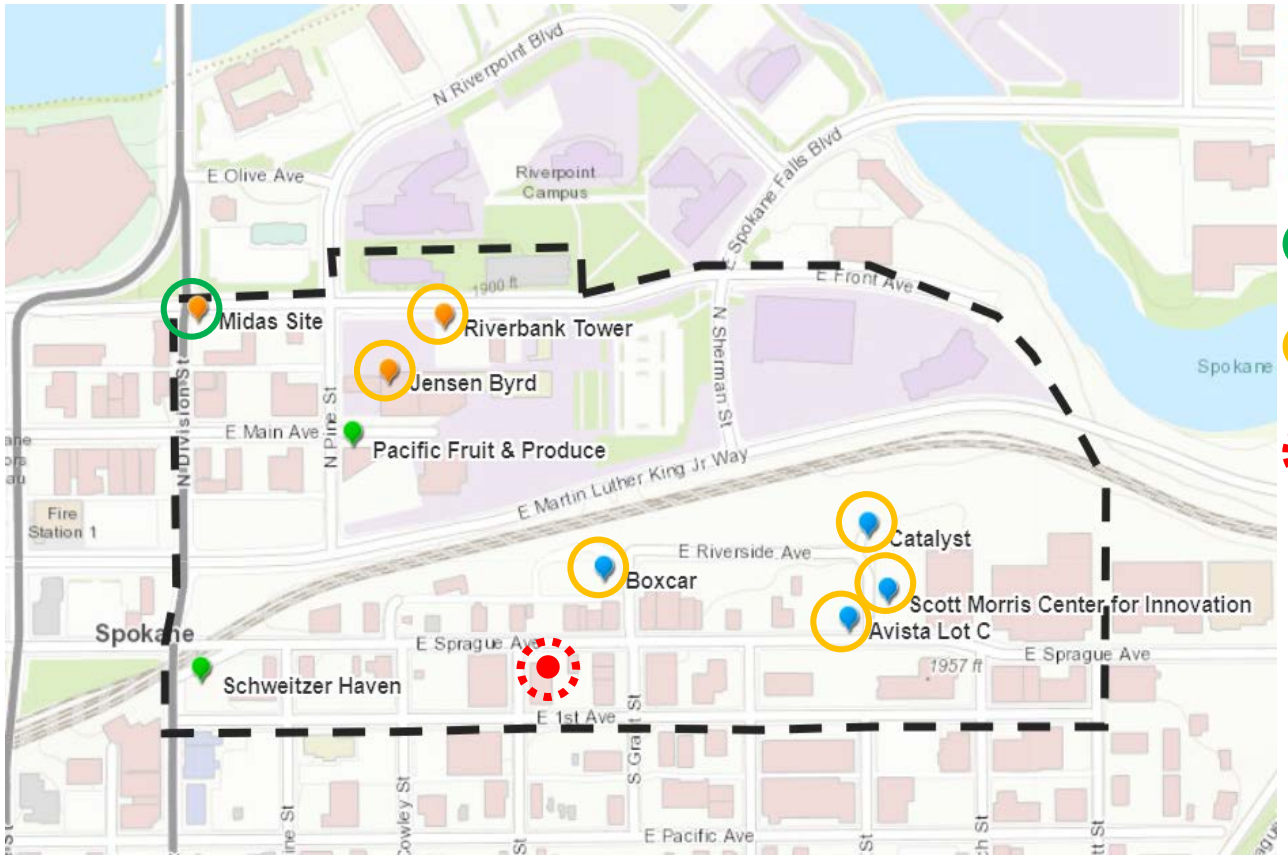
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
3C.a	1275	1480	1613	1975	-338	-495

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	2 BR	Parking Spaces
Catalyst + Scott Morris Center for Innovation	601 E Riverside Ave	Office	80,000	-	-	-		266
		Education	106,000	-	-	-		
		Retail	5,000	-	-	-		
		Eco District	8,000	-	-	-		
Boxcar	15 N Grant St	Housing	72,000	136	50	86		76
Lot C	501/521 E Sprague Ave	Office	66,000	-	-	-		66

SCENARIO – 3C.1

Scenario Definition: Spokane has a strong secondary market with educational and health assets draws more development that other regions. Additional sites get activated.

Scenario 3C.a: Scenario 3B + Another project with a similar scale/scope as Boxcar on the north side of Sprague at the intersection of Spokane St



- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario
- Developments that were a part of the previous scenario
- Developments - Additional

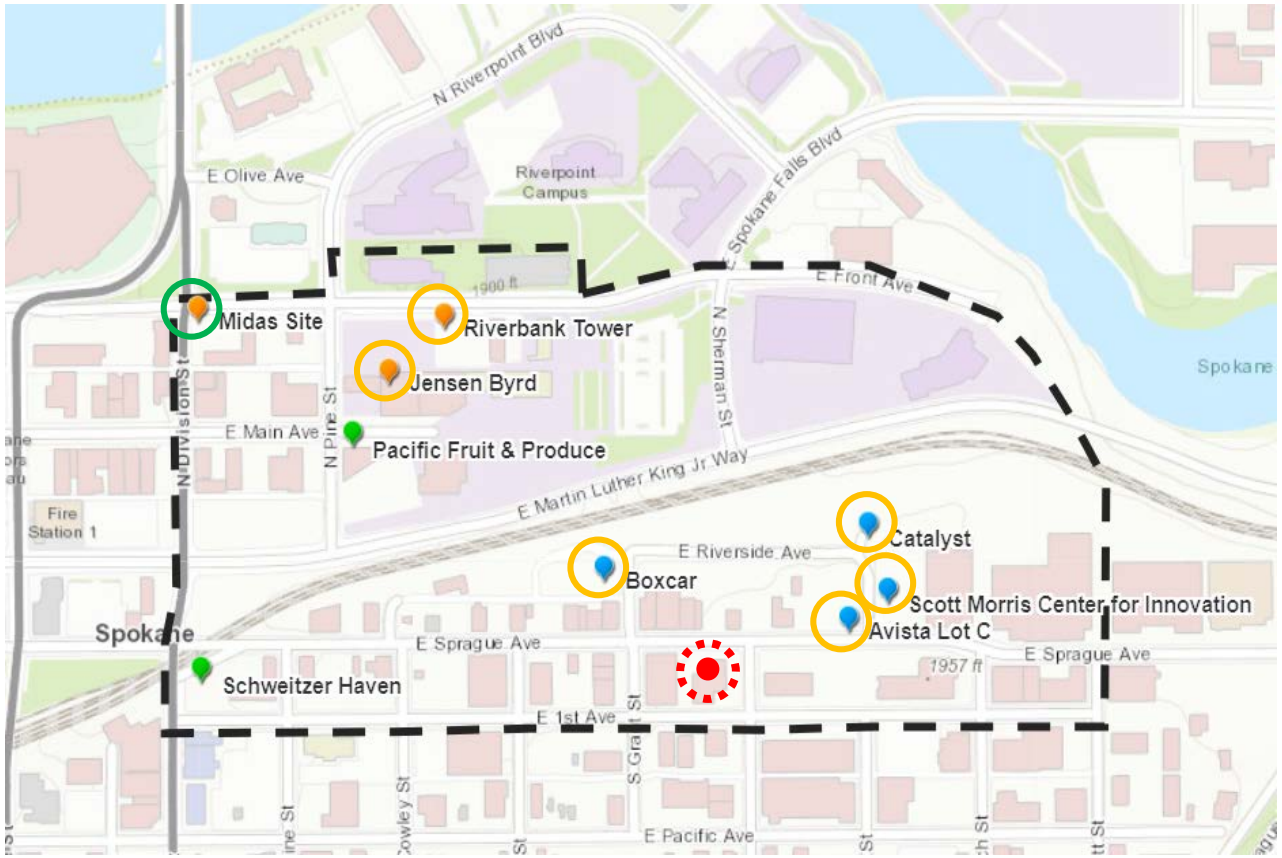
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
3C.a	1275	1556	1613	2194	-338	-638

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	2 BR	Parking Spaces
New Development	Sprague and Spokane	Housing	72,000	136	50	86	-	76

SCENARIO – 3C.2

Scenario Definition: Spokane has a strong secondary market with educational and health assets draws more development that other regions. Additional sites get activated.

Scenario 3C.b: Scenario 3B + Another project like the Lot C development on the SW corner of Sherman/Sprague



- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario
- Developments that were a part of the previous scenario
- Developments - Additional

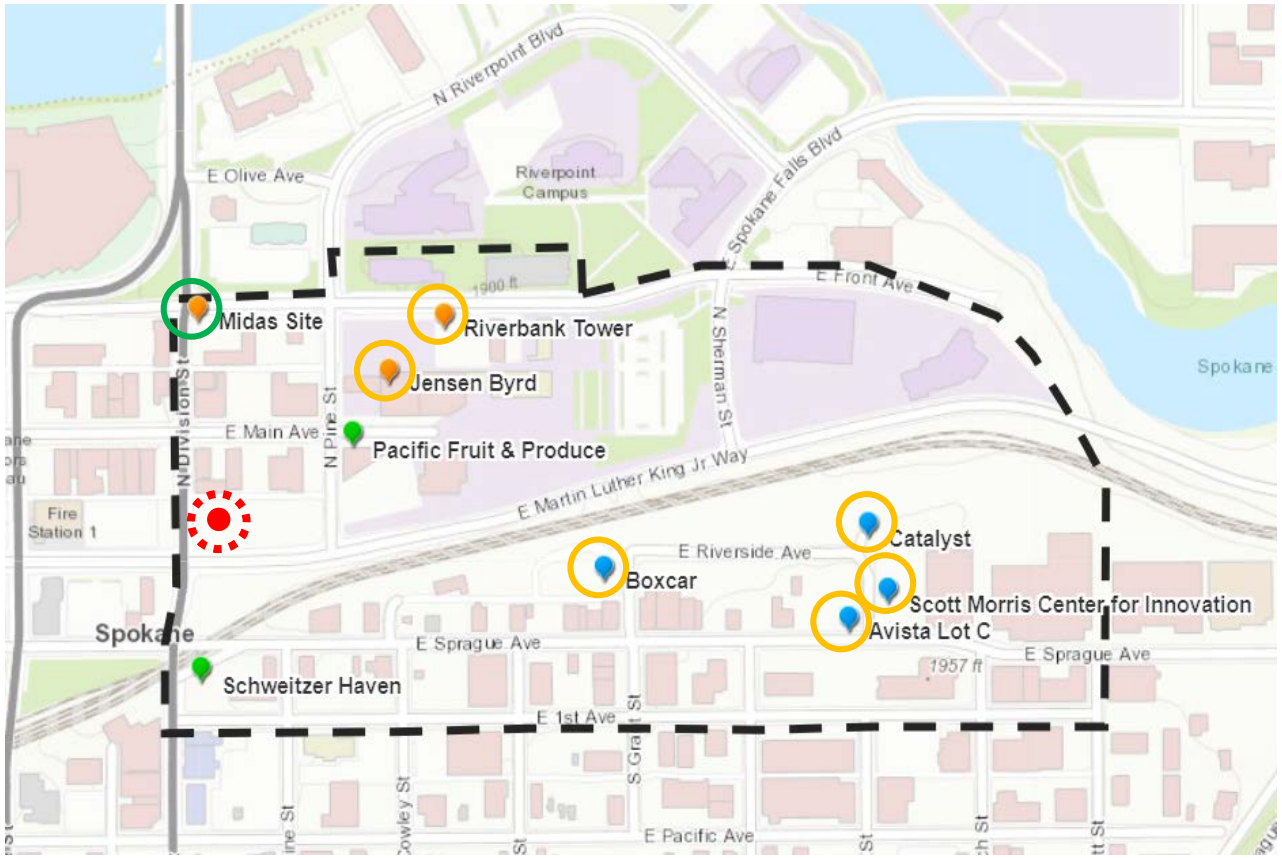
Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
3C.b	1275	1546	1613	2258	-338	-712

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	2 BR	Parking Spaces
New Development	SW corner of Sherman & Sprague	Office	66,000	-	-	-	-	66

SCENARIO – 3C.3

Scenario Definition: Spokane has a strong secondary market with educational and health assets draws more development that other regions. Additional sites get activated.

Scenario 3C.c: Scenario 3B + Another project like Boxcar on the NE corner of Division and MLK



- Developments on North Side
- Developments on South Side
- Developments - Completed
- Developments that are newly added to this scenario
- Developments that were a part of the previous scenario
- Developments - Additional

Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
3C.c	1351	1480	1672	1975	-321	-495

Development	Address	Land Use Type	Area (Sq. Ft)	Dwelling Units (Total)	Studio	1 BR	2 BR	Parking Spaces
New Development	NE of Division & MLK	Housing	72,000	136	50	86	-	76

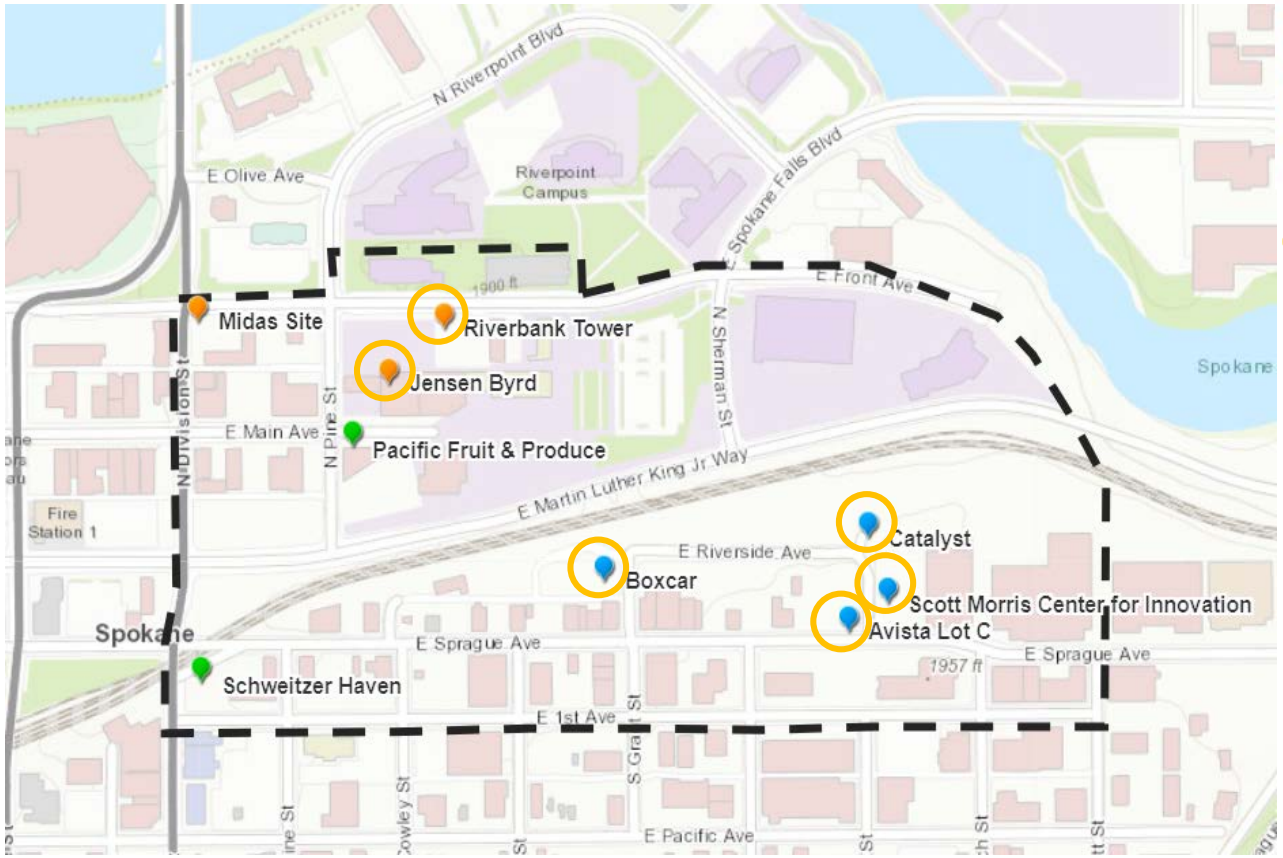
COMPARABLE MODE SPLIT

MODE SPLIT COMPARISON DATA FOR SPOKANE, WA							
	Boise, ID	Denver, CO	Portland, OR	Salt Lake City, UT	San Francisco, CA	Seattle, WA	Spokane, WA
Total Population	228,807	716,492	652,573	200,576	883,305	744,949	219,197
Car, truck, or van - drove alone	79%	69%	59%	66%	30%	44%	74%
Car, truck, or van - carpooled	7%	8%	8%	11%	9%	7%	10%
Total Driving %	86%	76%	66%	76%	39%	51%	84%
Public transportation (excluding taxicab)	1%	6%	12%	8%	34%	23%	4%
Other	14%	18%	22%	16%	28%	26%	12%
Note: Other includes walking, taxicab, motorcycle, bicycle, other means and population working from home							
Table Sources: Total population: Table B01003, U.S. Census Bureau, 2018 ACS data; Mode Split Data: Table B08101, U.S. Census Bureau, 2018 ACS Data							

- DESMAN analyzed and compared the mode split data of 6 cities – Boise, ID, Denver, CO, Portland, OR, Salt Lake City, UT, San Francisco, CA, and Seattle, WA.
- The results presented in the table above show that Salt Lake City (SLC) is a similar sized city to Spokane (by population size) and the total percentage of people who drive in SLC is lower than that of Spokane's.
- Hence, it was concluded that SLC would be a good fit for a comparable city, to understand what Spokane's parking demand would be if the developments were modeled on SLC's mode split; given that Spokane achieves a similar mode split to SLC's in the next ten years following growth in public transit infrastructure, usage of public transit and reduction in single occupancy vehicles.

SCENARIO – 4 (Full Buildout) – with mode split modeled after Salt Lake City, UT

Scenario Definition: If the percentage of drivers were to reduce to 76% following growth in usage of public transportation and reduction in single occupancy vehicles (SOV), the parking demand would be reduced.



Developments on North Side

Developments on South Side

Developments - Completed

Developments that were a part of the previous scenario

Scenario	Proj. Supply		Proj. Demand		Surplus/ (Deficit)	
	North	South	North	South	North	South
4	1275	1480	1460	1871	-185	-391

SCENARIO ANALYSIS – SUMMARY SLIDE

#	Title	Definition	Supply		Demand		Surplus/ (Deficit)	
			North	South	North	South	North	South
1	Certain	No other development beyond what is constructed (or in predevelopment) is completed in the next five years						
	A	Existing Conditions + Construction only – Catalyst and Morris Innovation Center	1222	1181	990	1587	232	-406
	B	Construction and predevelopment – Above + Boxcar	1222	1257	990	1697	232	-440
2	Likely	UD recovers from COVID fairly well, demand for residential is strong, demand for commercial/research/education is limited						
	A	Scenario 1 + Avista Lot C	1222	1480	990	1952	232	-472
	B	Above + Riverbank Tower	1215	1480	1078	1952	137	-472
3	Strong	Spokane has a strong secondary market with educational and health assets draws more development that other regions - Strong growth with known projects within five years						
	A	Scenario 2 + Jensen Byrd	1215	1480	1486	1952	-271	-472
	B	Full buildout: Above + Midas Site	1275	1480	1613	1975	-338	-495
	C	Strong Growth – Additional sites get activated (each scenario builds off of 3B independently e.g. 3Cb does not build off of 3Ca)						
	C.a	Another project with a similar scale/scope as Boxcar on the north side of Sprague at the intersection of Spokane St	1275	1556	1613	2194	-338	-638
	C.b	Another project like the Lot C development on the SW corner of Sherman/Sprague	1275	1546	1613	2258	-338	-712
	C.c	Another project like Boxcar on the NE corner of Division and MLK	1351	1480	1672	1975	-321	-495
4		Scenario 3B where % of drivers reduced to 76% following growth in usage of public transportation and reduction in usage of single occupancy vehicles (SOV)	1275	1480	1460	1871	-185	-391