Design Review Board

April 10, 2019
5:30-7:30 PM
City Council Briefing Center

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

	Board Briefing Session:	
5:30 - 5:35	**1)** Chair Report **2)** Secretary Report	Steven Meek Dean Gunderson
	Board Business:	
5:35 - 5:40	**3)** Approve the March 27, 2019 meeting minutes **4)** Old Business **5)** New Business **6)** Changes to the agenda	Steven Meek
	Workshop:	
5:40 - 6:40	**7)** Deep Pine Overlook PUD/SCUP	Dean Gunderson
6:40 - 7:40	**8)** Riverfront Park-North Bank	Dean Gunderson
7:40 – 8:40	**9)** PFD-SportsPlex	Alex Mann
	Adjournment:	

The next Design Review Board meeting is scheduled for April 24, 2019

The password for City of Spokane Guest Wireless access has been changed:
Username: COS Guest **Password:** rD3Gde4k

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Meeting Rules of Procedure - Spokane Design Review Board

Call to Order

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.

Board Briefing

- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Board Business

- Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
- Chair asks is there any old business? Any old business is discussed.
- Chair asks is there any new business? Any new business is discussed.
- Chair asks if there any changes to the agenda.

Board Workshop

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) it is the applicant's responsibility to meet all applicable code requirements regardless of what might be presented or discussed during workshops.
- Chair asks for a staff report.

Staff Report

- Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

- Chair invites the applicant(s) to sit at the table and invites the applicant to introduce the project team and make a 10-15 minute presentation on the project.

Public Comment*

- Chair asks if there are comments from other interested parties – comments shall be kept to 3 minutes, and confined to the design elements of the project.
- Chair reads any written comments submitted by interested citizens.

** Contact Planning Department staff after the meeting for additional opportunities to comment on the proposal.*

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments.
- Chair leads discussion amongst the DRB members regarding the staff recommendations, applicable design criteria, identification of key issues, and any proposed design departures.

Design Review Board Motions

- Chair asks whether the DRB is ready to make a motion.
- Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
- Chair asks for discussion on the motion.
- Chair asks the applicant if they would like to respond to the motion.
- After discussion, Chair asks for a vote.

Design Review Board Follow-up

- Applicant is advised that they may stay or leave the meeting.
- Next agenda item announced.

Other

- Chair asks board members and audience if there is anything else.

Adjourn

- Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

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Design Review Board – Meeting Minutes

March 27, 2019

Meeting called to order at 5:32 PM

Attendance

- **Board Members Present:** Steven Meek (Chair), Chuck Horgan, Grant Keller, Kathy Lang, Mark Brower
- **Board Members Not Present:** Anne Hannenburg, Ted Teske
- **Quorum present:** Yes
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Alex Mann

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
   - Members voted for the vacant Vice Chair position. Based on member's votes, Kathy Lang will be the boards Vice Chair.
   - Design Review Board members were invited to attend the *Hack the Alley* event at 4-degrees Real estate office on Saturday, March 30 at 3pm to judge the designs that will be presented and connect with the designers in our community.
   -

Board Business:

3. **Approval of Minutes:** February 27, 2019 meeting minutes approved unanimously (5/0)
4. **Old Business:** None
5. **New Business:** Dean Gunderson provided an update on three projects that have been filed with planning department for the next DRB meeting. These projects include the North Bank, Deep Pine Overlook PUD and shoreline conditional use permit and the Sportsplex.
6. **Changes to the Agenda:** None

Workshop:

7. **McDonald's-3rd Avenue & Howard**
   - Staff Report: Presented by Dean Gunderson
   - Applicant Report: Presented by
   - Public Comment: None
   - Questions asked and answered
   - Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the March 27, 2019 Recommendation Meeting the Design Review Board recommends the following Advisory Actions:

1. The applicant shall coordinate with the city to investigate the amount of sidewalk lighting provided by the existing on-site parking lot once the new street trees are planted, to ensure an adequate amount of lighting (at full foliage) to address any potential public safety issue.

2. The applicant shall coordinate with the Downtown Spokane Partnership regarding the installation of flower basket brackets on the existing street light poles along Howard Street.

3. The applicant shall provide automatic underground irrigation at all landscape beds, including the new street trees along Howard Street.

4. The applicant is strongly encouraged to more fully investigate the introduction of additional glazing along the east, north, and west facades at the project's dining area.

5. The applicant shall extend the new proposed trellis along the Howard Street elevation down to the modified planter bed, to permit the trellis vines to climb the structure. Additionally, the applicant shall provide up-lighting to adequately accent the new landscaping and trellis to provide proper mitigation to the project's Blank Wall.

6. The applicant shall expand the three modified planter beds at the vehicular ingress/egress lanes along 3rd Avenue onto the site to convert the unused asphalt area adjacent to the existing parking stalls. (insert graphic)

Meeting adjourned at 7:51 pm

Next Design Review Board meeting is scheduled for April 10, 2019

JRP Land / Deep Pine Overlook PUD/SCUP
File No. DRB 1902
Recommendation Meeting

1. The Applicant shall provide additional information on the proposed treatment of site fencing with attention paid to the site constraints and opportunities.

JRP Land, LLC (herein "Applicant") Applicant is proposing a perimeter fence and gating system that gives resident privacy and security. In early discussions with the City of Spokane concerns were expressed regarding publically owned and maintained infrastructure and a Planned Unit Development (PUD) was encouraged. The PUD development standards allow gated communities. The market for the subject property appears to strongly desire a private, gated and secure community.

The subject property has several physical constraints including the Shoreline Area, a flood zone, Avista Corporation transmission and distribution power lines, and steep slopes. In considering these and other site constraints a development an economical and legally feasible development footprint was established. Applicant proposes to fence (and gate where appropriate) the perimeter of the development are as allowed by applicable codes.

This is a preliminary plat stage development and final selection of materials, colors and treatment of things like fencing gating will come at a later time. However, Applicant is very interested in a successful development that blends with the surrounding landscape and the historical environment. A split rail fence or similarly designed wooden structure of approximately 4 feet in height would be an appropriate selection.

There exists old gate material on-site that were apparently used decades ago. One such relic gate is made of iron wagon wheels from the late 1800's welded together to form a structure. Such materials can be adapted to fit with the historical agrarian uses of the land and surrounding community.

We believe that a combination of what would be considered historical agricultural fencing and gating materials would lend themselves well to a community in this area of Spokane. This development plan would link modern development demanded by homeowners with the rich heritage of our community.

See Exhibits A – D (pictures of wagon wheel, relic gate and typical split rail fence)

2. The Applicant shall provide additional information on trail access, connectivity, site amenities, and materiality.

The plat is designed for residents of the development to easily access the City's bluff trail system lying immediately adjacent and to the east of the project site, and "internal trails" located within the Shoreline Environment (200 feet from the OHWM). The bluff trail access point is located on the eastern perimeter of the plat, and the shoreline access point is located near the bridge and at the northwest corner of the plat. This connectively honors the City's Comp. *See e.g.* Plan NE 15.1; NE 15.2; PRS 3.1.

The plat also contains an internal trail system that stretches north end of the plat (near where the shoreline access trail point is located) to the south end of the plat where the community garden area is located. Applicant foresees installing benches and resting areas at various points along the shoreline trail network, as well as potentially utilizing trail markers to describe the native flora which will be planted pursuant to Applicant's extensive habitat management plan. Applicant anticipates a crushed gravel trail surface within the shoreline area and the interior of the plat, as well as the utilization of a solar power lighting system for nighttime use of the trails.

It should also be noted that residents of the development will also be able to utilize public trails and sidewalks between the project site and the commercially developed areas lying to the southwest of the site, which will facilitate the use of bikes and/or walking to and from these areas.

3. The Applicant shall further articulate the proposed solution for a vehicular turn-around provided outside of the main gate, including the aesthetics and materiality of the turn-around and gate.

Part of the gate plan is addressed in Question 1 above.

A turn-around area has been requested by City Traffic and Engineering for the area "outside" the main entry gate. This allows a "lost" or misdirected driver who approaches a closed gate to navigate back the direction they came without being forced to "back up" a long distance and potentially create an impingement point for ingress and egress.

Detailed discussions have occurred with City Traffic and Washington Department of Transportation officials. Because of the location of the North-bound onramp to State Highway 195 and the bridge accessing the development, Applicant was strongly encouraged to consider locations east of the access bridge as a place for the main gate.

The area outside or west of the proposed main gate location is within the 200' Shoreline Buffer area. Roads, utilities and related infrastructure are allowed as necessary within this 200' buffer area.

Required radius and road width standards are applicable to the gate approach and the turn-around. Applicant proposes a minimally evasive road width design that meets minimum standards. Landscaping will be provided as a part of this turn-around area with an eye toward native vegetation as supported by the Habitat Management Plan authored by Towey Ecological Services.

Applicant's preliminary design (example below) acknowledges the historical character of the area as well as the natural habitat within which the development is planned.

See Exhibits E – F (picture of a finished gate and landscaped turn-around).

See Exhibit G (diagram of gate turnaround area).

4. The Applicant is encouraged to explore how the site's agricultural history and vernacular may inform the architectural aesthetics of the proposed development.

Applicant has explored many opportunities related to the agricultural history and vernacular of the site. The name Deep Pine Overlook gives a nod to the surrounding flora and the glacially carved bench that looks over Latah Creek. And the proposed community garden area on the south end of the plat acknowledges the fertile soils and allows residents to actively pursue the historical uses of the property (e.g. farming and agricultural production). Even the street names (Kampa Lane and Fritz Lane) are historic family names that date back to the homesteading of the property in 1901, which is supported by the City's Comprehensive Plan. *See e.g.* NE 15.4 and NE 15.5.

However, at this preliminary plat stage, final design of façade treatment, building design components would be premature. Market demand for housing in Spokane in an area such as this demonstrates great affinity for more classic housing design as opposed to modern architecture. Traditional two-story, pitched roof single family homes in the center and western areas of the plat with more traditional lot sizes and an eye to modest building height to protect view corridors. On the 0-lot line, town home style lots on the eastern edge of the property, a similar construction style is planned but one with more vertical relief.

As the project moves further into the final plat and construction design stage, more detail will be added.

5. The Applicant is encouraged to explore opportunities for sensitive site design.

Applicant has pulled development (and individual ownership) completely out of the Shoreline Area (other than an approach driveway and gate), and is only proposing development on 1/6th of the overall acreage. Applicant's preliminary plat proposal, and specifically the Habitat Management Plan, attempts to provide design features that enhance environmental quality, are compatible with surrounding land uses, and maintain and enhance the quality of the built and natural environment consistent with Spokane Comprehensive Plan. See e.g. LU 5.1 Built and Natural Environment; LU 5.2 Environmental Quality Enhancement. See answer to Question 6 below and refer generally to Applicant's Habitat Management Plan produced by Towey Ecological Services, which is attached hereto.

6. The Applicant shall articulate the proposed development's relationship to its surrounding landscape, with particular attention paid to the development's perimeter and incorporation of indigenous vegetation.

Applicant's plat is designed to preserve and blend into the surrounding area as much as possible. For example, all individually-owned lots have been pulled back from the Shoreline Area (200 feet from the OHWM), leaving all areas subject to the Shoreline jurisdiction within a common area owned and managed by the plat's home owner's association. This common ownership will encourage and promote preservation of that sensitive area for the use and enjoyment of all owners over a single individual use that might otherwise be incompatible with best preservation practices.

Moreover, the project site has been used for decades as a working farm. The site lies within the Latah Creek Urban Conservancy designation of the City Shoreline Master Program. This portion of Latah Creek has been effected over the years by upstream alterations to the shoreline due to the creation of Highway 195 and other public works projects.

The City of Spokane's Shoreline Master Plan Hydrologic Assessment deems the majority of the shoreline and associated habitat in the area of this property as not properly functioning. Moreover, the 2005 Conservation District Properly Functioning Conditions study rated this particular reach of Latah Creek as functionally poor and at risk for the entirety of its length. The Applicant's Habitat Management Plan proposes to address and correct many of the issues that lead to the poor performance of this riparian habitat area through appropriate buffer averaging, protection and enhancement of a wildlife migration corridor, planting of native vegetation, removal of existing dilapidated wire fencing and potential signage. By implementing these proposed enhancements, the project actually provides a way for the surrounding environment to benefit and improve, and allows the City of Spokane to realize its obligations of preserving and restoring this important habitat area.

Additionally, the removal of all ownership and the placement of structures within the Shoreline Jurisdiction will visually scale the development back from the entrance and from State Highway 195 to the Western edge of the plat. The plate has been designed to it greatest density and tallest structures up against the hillside on the western edge of the plat so as to blend into the surrounding area rather than stick out.

7. The Applicant shall submit the completed Habitat Management Plan as a component of their next application package.

A Habitat Management Plan was prepared by Towey Ecological Services to address the riparian habitat associated with the proposed Deep Pine Meadows preliminary plat application. The Spokane Municipal Code (Section 17E.020.050 *Regulated Activities*) provided guidance in the development of this plan, which is attached hereto.

8. The Applicant is encouraged to continue their engagement and cooperation with The Friends of the Bluff.

JRP Land representatives have initiated additional contact and are proposing a presentation and discussion with the Friends of the Bluff at one of their upcoming meetings. Also, additional neighborhood council presentations have been schedule. The Applicant embraces this further dialog which goes beyond any formal requirements. Both Friends of the Bluff and Neighborhood Council groups have been helpful as the final future design plans have materialized. While not the intent of the dialog, several expressions of interest have been received from potential lot purchasers through these discussions. Some parts of the community, while they may wish to see the land preserved for conservation, recognize the role of appropriate development and some appear interested in joining the community of future homeowners.

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← Exhibit A

relic wood wagon c~ 1890

Potential gate material

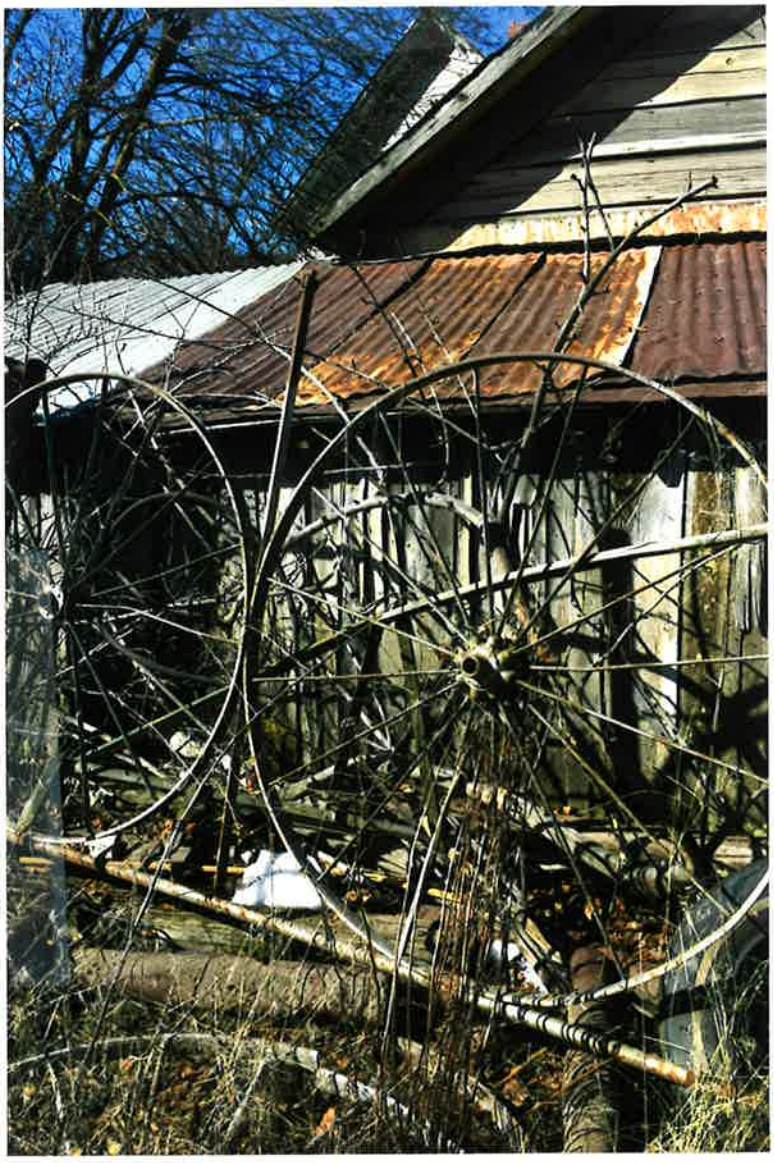


Exhibit B →

Existing historic gate

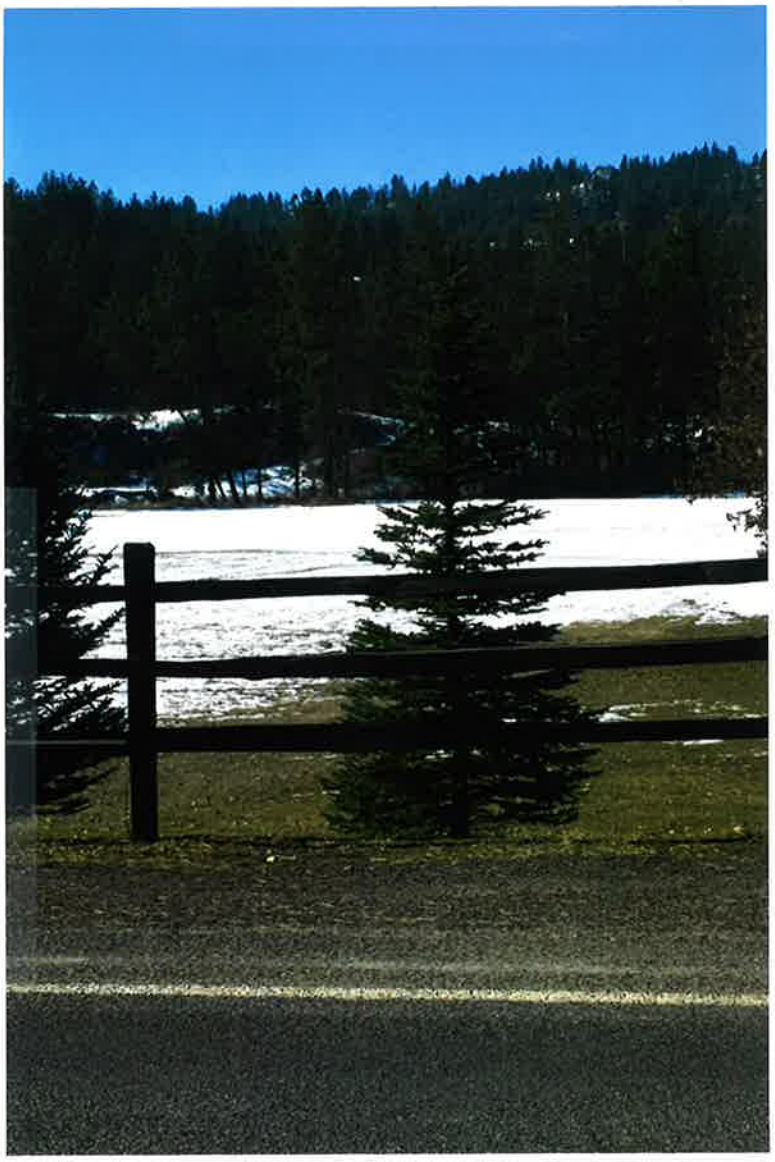
c ~ 1920's 2 panels

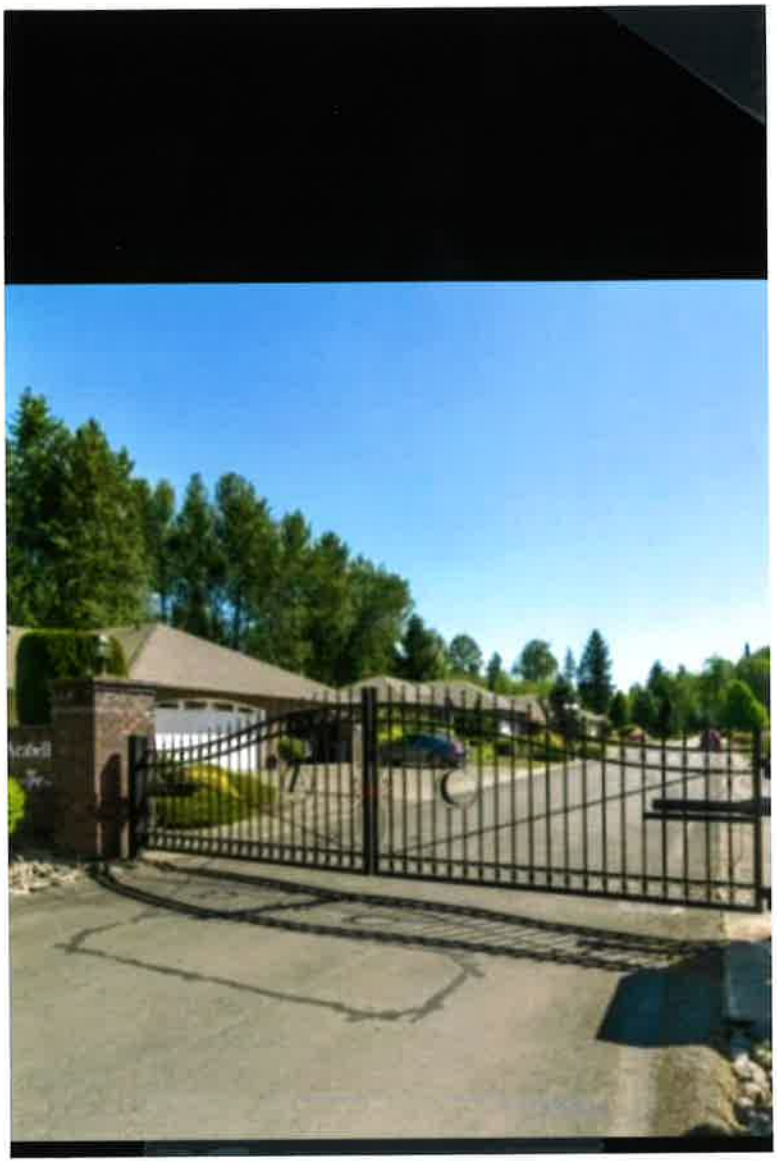
← Exhibit C

Potential perimeter fencing types.

↓

Exhibit D →



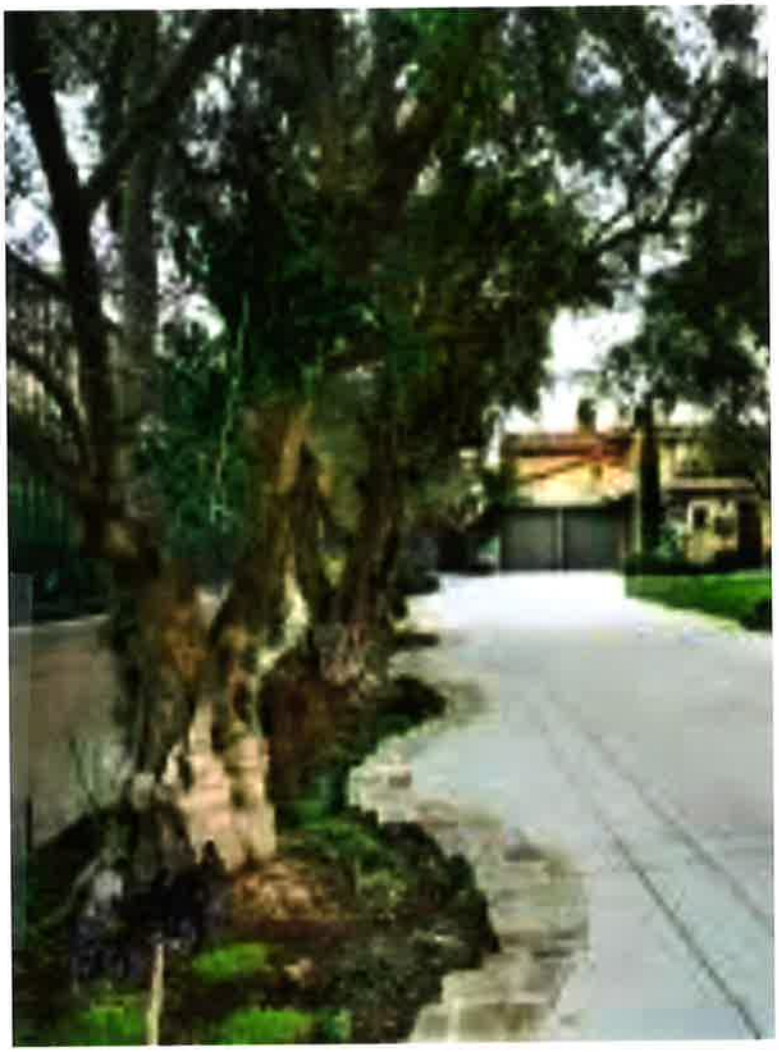


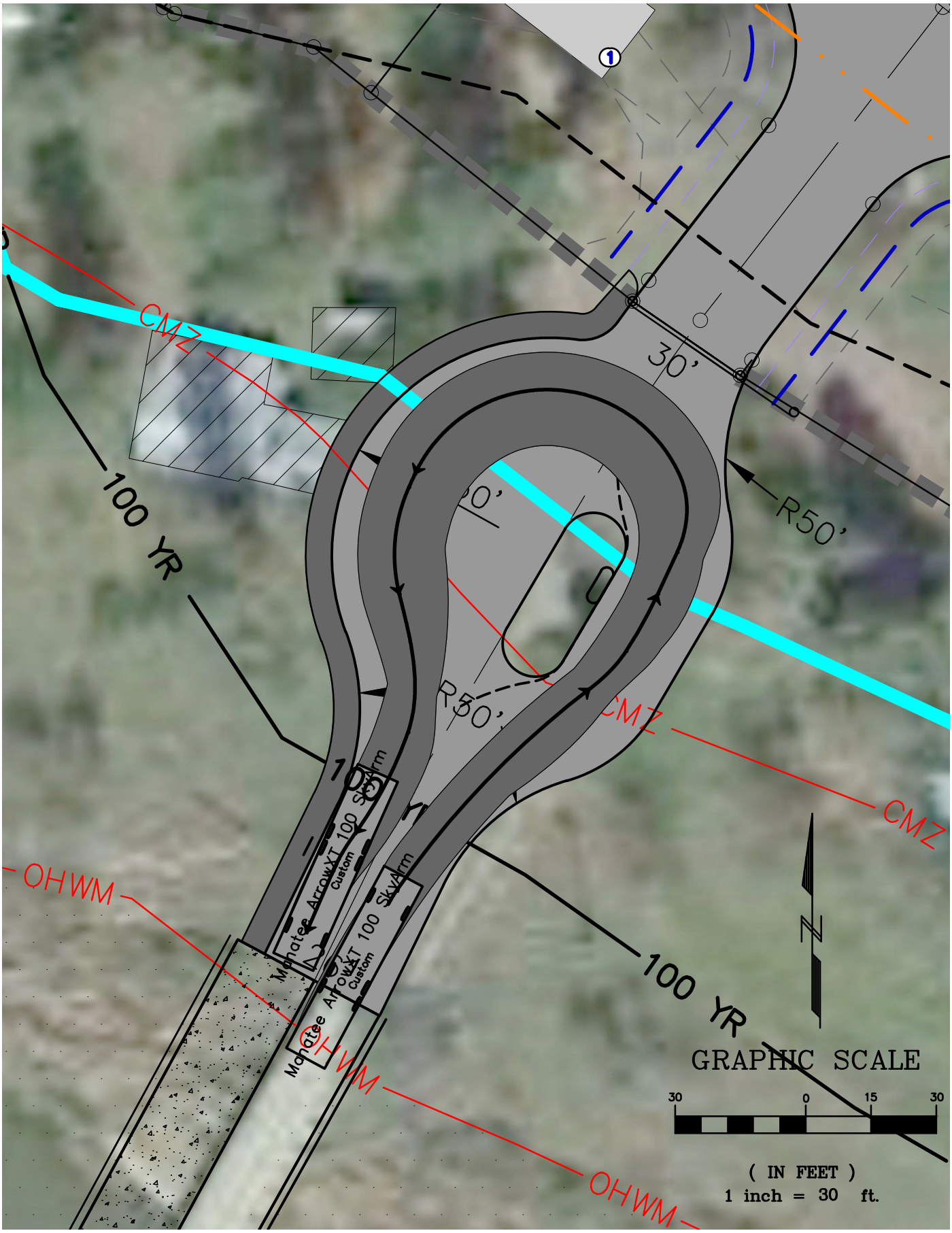
← Exhibit E

Example Gate

Exhibit F →

Example landscaping





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Stantec
621 West Mallon Avenue, Suite 309
Spokane WA
www.stantec.com

Deep Pine Overlook PUD
City of Spokane, Washington

JRP LAND, LLC

Date 10/30/2018
Drawn ZCS
Checked AEG
W.O. 2047053900

Sheet Fig6

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Deep Pine Overlook PUD/SCUP
Detached Single Family Homes

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JRP Land/Deep Pine Meadows PUD
Compliance with PUD Design Standards
SMC 17G.070 et seq.

17G.070.115(B) – Plan and Code Conformance

1. *The proposed approach should achieve a more efficient, aesthetic, functional development and be compatible with the surrounding area, while remaining within the overall desired housing density ranges and land area coverage standards. (P).*

The property is surrounded on three sides by Latah Creek and on the forth side by the City's Bluff Trail system. The surrounding area is devoid of housing and poised to offer a unique living environment that is close in to town and yet completely engulfed by nature. The development is designed to create a small urban neighborhood with opportunities to connect with the surrounding recreation. Significant open space is preserved in the plat and the density is less than 8 units (MOL) per acre.

Applicant's plat is designed to preserve and blend into the surrounding area as much as possible. For example, all individually-owned lots have been pulled back from the Shoreline Area (200 feet from the OHWM), leaving all areas subject to the Shoreline jurisdiction within a common area owned and managed by the plat's home owner's association. This common ownership will encourage and promote preservation of that sensitive area for the use and enjoyment of all owners over a single individual use that might otherwise be incompatible with best preservation practices.

The plat is designed for residents of the development to easily access the City's bluff trail system lying immediately adjacent and to the east of the project site, and "internal trails" located within the Shoreline Environment (200 feet from the OHWM). The bluff trail access point is located on the eastern perimeter of the plat, and the shoreline access point is located near the bridge and at the northwest corner of the plat. This connectively honors the City's Comp. *See e.g*. Plan NE 15.1; NE 15.2; PRS 3.1.

Applicant's Habitat Management Plan attempts to provide design features that enhance environmental quality, are compatible with surrounding land uses, and maintain and enhance the quality of the built and natural environment consistent with Spokane Comprehensive Plan. See e.g. LU 5.1 Built and Natural Environment; LU 5.2 Environmental Quality Enhancement.

2. *The development should consider the incorporation of opportunities to conserve energy or utilize alternative energy sources. (C).*

The community is designed as a walkable urban neighborhood, complete with an internal trail system, in close proximity to urban services. Design features of the plat show internal connectivity from the plat to the public hiking trails to the east as well as to

the shoreline area. Similarly, access from the plat to the retail properties on the west side of Highway 195 is facilitated by a system of sidewalks extending from the plat, across the highway interchange and directly to the retail center. These features encourage energy efficiency by allowing and encouraging residents of the development to utilize alternative means of transportation (e.g. bicycles) to get to shopping (including groceries) on the west side of Highway 195, and will similarly allow them direct access to recreation (hiking, biking, kayaking, fishing, canoeing etc.) as opposed to requiring them to drive to these opportunities.

Furthermore, the plat lays adjacent to a planned walking and bike trail that is envisioned to extend from Peaceful Valley to a terminus point south of the plat, which would also provide recreational opportunities and offer added incentive for energy efficient alternative transportation to/from downtown, Peaceful Valley and Browns Addition. Additional opportunities for energy conservation include the size and construction of the housing, the west-facing nature of the plat layout, and the potential use of solar lighting for the internal pathways. Street lighting in the community will use low energy LED fixtures and, if possible, solar lighting options.

3. *The proposed development shall be designed to encourage economy and efficiency in the provision and maintenance of utilities and transportation routes and in the provision of quality affordable housing. (R)*

The clustering of density in the plat allows for the efficient use of existing sewer and water lines and minimizes the amount of impervious surface dedicated to the roadway system. These design features lead directly to overall cost savings in the development of the infrastructure of the plat – which allows for the provision of quality affordable housing.

17G.070.120 – Significant Features

1 *Unique landforms should be preserved by the layout of the development. (P).*

Applicant has designed the plat to stay out of the 200' shoreline environment to the west and off of the steep hillside slopes to the east.

2 *The layout of the development shall preserve or appropriately mitigate impact to identified critical areas, including areas that are geologically hazardous, wetlands, recharge the aquifer, conserve wildlife habitat or prone to flooding. (R)*

Applicant has pulled development (and individual lot ownership) completely out of the Shoreline Area (other than an approach driveway and gate), and is only proposing development on 1/6th of the overall acreage. Applicant's preliminary plat proposal, and specifically the Habitat Management Plan, attempts to provide design features that enhance environmental quality, are compatible with surrounding land uses, and maintain and enhance the quality of the built and natural environment consistent with Spokane Comprehensive Plan. See e.g. LU 5.1 Built and Natural Environment; LU 5.2 Environmental Quality Enhancement.

Moreover, the project site has been used for decades as a working farm. The site lies within the Latah Creek Urban Conservancy designation of the City Shoreline Master Program. This portion of Latah Creek has been effected over the years by upstream alterations to the shoreline due to the creation of Highway 195 and other public works projects.

The City of Spokane's Shoreline Master Plan Hydrologic Assessment deems the majority of the shoreline and associated habitat in the area of this property as not properly functioning. Moreover, the 2005 Conservation District Properly Functioning Conditions study rated this particular reach of Latah Creek as functionally poor and at risk for the entirety of its length. The Applicant's Habitat Management Plan proposes to address and correct many of the issues that lead to the poor performance of this riparian habitat area through appropriate buffer averaging, protection and enhancement of a wildlife migration corridor, planting of native vegetation, removal of existing dilapidated wire fencing and potential signage. By implementing these proposed enhancements, the project actually provides a way for the surrounding environment to benefit and improve, and allows the City of Spokane to realize its obligations of preserving and restoring this important habitat area.

Additionally, the removal of all ownership and the placement of structures within the Shoreline Jurisdiction will visually scale the development back from the entrance and from State Highway 195 to the Western edge of the plat. The plate has been designed to it greatest density and tallest structures up against the hillside on the western edge of the plat so as to blend into the surrounding area rather than stick out.

3 The development shall recognize and incorporate significant physical, historical and cultural features, such as rock outcroppings, view-sheds and historic sites. (C)

Applicant is interested in a successful development that blends with the surrounding landscape and the historical environment (e.g. a working farm). A split rail fence or similarly designed wooden structure of approximately 4 feet in height would be an appropriate fencing selection. A combination of what would be considered historical agricultural fencing and gating materials would lend themselves well to a community in this area of Spokane. This development plan would link modern development demanded by homeowners with the rich heritage of our community.

Additionally, because the plat is designed to keep all lots back 200 feet from the OHWM and out of the shoreline area, this preserves existing view-sheds from the City's Bluff Trail System.

4 The placement of buildings and improvements should not block or adversely affect defined views and vistas either onto or from the property of this project. (P)

There are existing public hiking trails that are located adjacent and east of the project site. Applicant has submitted photographs herewith demonstrating that none of the existing views of Latah Creek from those trails will be impacted. There are no existing residential views that will be blocked or impacted by the development.

5 The development shall preserve native vegetation, and significant stands

of existing mature trees. (P)

Applicant is preserving native vegetation and committing to extensive re-planting of the site. See Applicant's Habitat Management Plan.

6. *Project elements (lots, building, access drives, parking facilities, walkways and service area) shall be located in a manner that protects, enhances or minimizes impacts to natural site features. (P)*

All of the natural site features (e.g. shoreline area, stands of trees and critical areas (including steep slopes) are located around the "outside" of the development footprint. All lots, driveways and roads are oriented internal to the plat in a manner that preserves and protects the natural features of the site.

17G.070.125 – Site Preparation

1. *Structures, roadways and other site improvements shall be designed to blend with the natural topography with minimal disturbance and grade changes. Large cuts and fills requiring tall or long retaining walls are to be avoided. (P)*

Applicant's plat is designed to have minimal site disturbance or grade changes. The development does not call for retaining walls. There are no surrounding developed properties that will be impacted by the layout of this development.

2. *The finished site grading shall transition smoothly to the contours of the adjacent properties and terracing should be used in areas where severe grading is necessary. (P)*

The site is comprised an existing farm that is isolated from surrounding properties by Latah Creek and a publically-owed hillside. The finished site grading will transition smoothly to the contours of the surrounding properties. Severe grading will not be necessary as the site is generally flat.

3. *To conserve energy, buildings shall be orientated to take advantage of solar gain. (C)*

The plat is designed for most of the homes to have western exposure and mid-day to afternoon sun exposure. Due to the hillside on the east side of the plat, morning sun will be minimal.

4. *The project design shall minimize impervious surfaces. (P)*

The overall site is 48 acres (MOL). Due to the site constraints and environmental restrictions the buildable footprint is approximately 8.27 acres. Applicant is proposing approximately 90-94 lots that result in an approximate overall density of 8.46 – 8.83 units per acre with a minimum lots size of 2,000 and a maximum lot size of 15,871. This results in an overall buildable footprint that is roughly 17% of the overall site. The actually impervious surface area is a smaller percentage still.

5. *Stormwater management areas should be designed to be integral features of the overall project. (R)*

See Applicant's Stormwater Management Plan.

6. *Open space included within the PUD should be adequate in area and dimensions for active, as well as passive, recreation of the residents. (P)*

There is a large amount of open space built into Applicant's plat – throughout the middle of the plat runs a common lawn area that abuts many of the back yards, at the south end of the plat there is a community garden area, on the west side of the plat there is a trail system that runs through the shoreline area, and on the east side of the plat is a trailhead connecting to the City's Bluff Trail System.

7. *Project service elements such as storage areas, trash enclosures, maintenance facilities and similar features shall be screened from view from the street and adjoining properties using dense landscaping and architecturally compatible building materials. (R)*

There are no "street or adjoining properties," and the Applicant is not proposing any such community elements. To the extent Lots 89-90 are developed into a common area and contain such amenities, appropriate landscaping will be employed to screen them from view.

8. *The proposed site design shall take into consideration, and be compatible with, the functional operation, orientation, site design and architectural expression of the surrounding developments, or that adequate transition and/or buffers be provided to and from the site. (P)*

There are no immediate surrounding developments. Applicant is proposing a transition from Latah Creek and SR195 by moving all lots back 200 feet and out of the shoreline area. Additionally, the density of two-story townhomes will be tucked back into the hillside at the "back" eastern edge of the plat.

17G.070.130 - Landscaping

1. *Appropriate landscaping shall be provided to replace existing vegetation that cannot be retained because of grading and/or construction requirements. (P)*

See Applicant's Habitat Management Plan.

2. *Landscaping and fencing around the perimeter of the PUD shall be designed to act as a transition between the PUD and adjacent properties and integrate the PUD into the neighborhood as opposed to creating a barrier between the PUD and the neighborhoods. (P)*

There are no neighborhoods that surround the PUD. Applicant is proposing a perimeter fence and gating system that gives resident privacy and security. The PUD development standards allow gated communities. The market for the subject property appears to strongly desire a private, gated and secure community.

Applicant proposes to fence (and gate where appropriate) the perimeter of the development are as allowed by applicable codes. Applicant is very interested in a successful development that blends with the surrounding landscape and the historical

environment. A split rail fence or similarly designed wooden structure of approximately 4 feet in height would be an appropriate selection.

There exists old gate material on-site that were apparently used decades ago. One such relic gate is made of iron wagon wheels from the late 1800's welded together to form a structure. Such materials can be adapted to fit with the historical agrarian uses of the land and surrounding community.

Applicant believes that a combination of what would be considered historical agricultural fencing and gating materials would lend themselves well to a community in this area of Spokane. This development plan would link modern development demanded by homeowners with the rich heritage of our community.

3. *Appropriate landscaping shall be provided to screen undesirable elements and views such as storage areas, trash enclosures, utility boxes, maintenance facilities and similar features from view from the street and adjoining properties. (R)*

Other than views from SR 195, there are no views "from the street and adjoining properties." Applicant will shield any community area or equipment.

4. *Parking areas shall feature deciduous trees that at maturity will shade seventy percent of the paved surface of the parking lot. (R)*

Applicant is proposing no parking area/lots.

5. *Landscaped areas shall feature drought tolerant and preferably native plan materials. (P)*

See plantings required under Applicant's Habitat Management Plan.

17G.070.135 – Compatibility with Surrounding Areas

1. *The architectural style and detailing of any entrance monument, fencing materials and any structure, other than single-family detached homes and duplexes, should incorporate significant elements and details of the architecture in the surrounding areas, particularly regarding form, size, color and materials. Chain link fencing is particularly discouraged. (P)*

Applicant is proposing a perimeter fence and gating system that gives resident privacy and security. The PUD development standards allow gated communities. The market for the subject property appears to strongly desire a private, gated and secure community.

Applicant proposes to fence (and gate where appropriate) the perimeter of the development are as allowed by applicable codes. This is a preliminary plat stage development and final selection of materials, colors and treatment of things like fencing gating will come at a later time. However, Applicant is very interested in a successful development that blends with the surrounding landscape and the historical environment. A split rail fence or similarly designed wooden structure of approximately 4 feet in height would be an appropriate selection.

There exists old gate material on-site that were apparently used decades ago. One such relic gate is made of iron wagon wheels from the late 1800's welded together to form a structure. Such materials can be adapted to fit with the historical agrarian uses of the land and surrounding community.

Applicant believes that a combination of what would be considered historical agricultural fencing and gating materials would lend themselves well to a community in this area of Spokane. This development plan would link modern development demanded by homeowners with the rich heritage of our community.

2. *The design standards of SMC 17C.110.400 shall apply to any attached housing of three or more units and any multi-family building within a PUD. (R)*

This project does not have housing of three or more units of multi-family housing.

3. *The design standards of SMC 17C.110.500 shall apply to any common buildings within a PUD.*

Applicant is not proposing any common buildings at this time. Lots 89-92 are designated as possible common use area and/or storage.

4. *Driveways and open parking areas should be integrated into the overall design and should not be the dominant features along the street frontages. (P)*

The plat design features no on-street parking. Garages are all two car only and are accessed by a short driveway in front of the houses.

5. *Parking structure entrances should preferably be accessed from streets within the development rather than from public streets and their appearance should be minimized and integrated into the overall design. (P)*

Applicant proposes no parking structures.

6. *Entrance signage shall be in character with the proposed and surrounding developments. (P)*

Applicant isn't proposing signage as a part of this preliminary plat application. However, consistent with the vision discussed in #1 above, Applicant anticipates creating signage consistent with the overall look and feel of the project as it relates to the historic use of the property.

17G.070.140 – Community Environment

1. *The entryways of the buildings should be well defined and oriented to the street. (P)*

Applicant's plat, and the depth of the lots thereon, are designed to present well defined entrances to the homes that are oriented to the street.

2. *The building elevations, with particular attention to the street-facing*

façade, shall be articulated by the use of color, arrangement, materials or architectural details to give visual interest to the structure. (R)

See Applicant's submissions regarding anticipated home designs.

3. *The buildings should be located and oriented in a manner that takes into consideration the preservation of privacy for the occupants. (P)*

All lots in the plat are oriented in a similar direction and not towards one another or in a manner that would take away privacy. The development, the tighter placement of houses, designated open spaces and reduced road widths create the perfect opportunity to reinforce a community feeling and inter-dependence of neighbors.

4. *Driveways, garages and open parking areas shall be integrated into the overall design to ensure that they are not dominant features along street frontages. (R)*

All garages will be attached to the homes. The townhome designs have the garages (tandem) integrated "under" the house. There are no open parking areas in the plat.

5. *Garages wider than twenty-five feet shall meet the articulation requirements in the multifamily design standards. (R)*

Applicant is not proposing garages wider than 25 feet. All garages will be two-car in width, and it is anticipated that the townhomes will have tandem garages.

6 *Energy conservation should be addressed by the building's solar orientation and the planting of appropriate landscape materials in proper locations. (C)*

Most of the lots in the development have either the front or rear of the houses facing west. These lots will be able to take advantage of afternoon sun. Due to the hillside on the eastern edge of the plat, morning sun will be more difficult.

7 *Off-street service entrances should preferably be accessed from alleyways or the rear of the buildings. (C)*

The plat is not designed with off-street service entrances.

8 *Multiple buildings on the same project site shall be placed and designed to create a cohesive visual and functional relationship integrated with adequate surrounding open spaces. (C)*

All lots are oriented to create a cohesive visual and functional relationship around a centralized common open space.

9 *Any joint use public facilities or common spaces should be conveniently located for the occupants or other intended users. (P)*

Common open space is located on the west side of the plat (in the shoreline area), the north side of the plat (in the shoreline area) and on the south side of the plat (in the community garden area. All these common areas are linked together through an internal trail system that runs through a large common area in the middle of the development. All common area is conveniently located and accessible.

10 *Improvements fronting any intersection within the development should*

contribute to the intersection being recognized as a focal point. Surface parking lots that front on the intersection are discouraged. (C)

Applicant is not proposing surface parking lots. Other than the gate area, any improvements located at an intersection will be privately owned and maintained.

11 Any ground floor parking within a structure should be buffered from view on the street facing sides by another use, architectural treatment or landscaping. (P)

Applicant is not proposing any parking structures.

17G.070.145 – Circulation

1. *All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned citywide sidewalk path or trail system. (R)*

Applicant's plat is designed with a pedestrian trail network stretching north/south through the plat, and also connected to the City' Bluff Trail System on the east side of the plat.

2. *The development shall connect with the existing or planned street system of the surrounding area, and maintain consistency in street naming patterns. (R).*

This plat exists in isolation with no planned street system in the surrounding areas. However, the plat does have sidewalk and vehicular connectively across the State's overpass to the commercial shopping areas lying to the west of SR195. All street names have been coordinated with the City of Spokane.

3. *Circulation systems shall be designed to be simple and clearly understandable. (P)*

The plat has two private streets that loop through the project. The internal pathways will be well marked, and the nature trail built as a part of Applicant's Habitat Management Plan will contain signage.

4. *Circulation systems shall be designed for the pedestrian/bicyclists first, followed by public transportation, and finally for automobiles. (P)*

The connectivity between the plat and the commercial area lying west of SR195 is designed for access by pedestrians and bicycles alike. The internal pathways are designed only for pedestrian access. The plat is not accessed by public transportation.

5. *Circulation systems shall be designed to enhance interconnectivity with adjacent developed and undeveloped properties. (P)*

Applicant's plat is designed with a pedestrian trail network stretching from the community garden area on the south end to the shoreline trailhead area on the north end. This trail system also connects to the City' Bluff Trail System on the east side of the plat.

6. *Convenient access to existing or planned public transportation systems shall be considered and incorporated into the development. (C)*

There are no existing or planned public transportation systems in the area. STA routes do

not go down SR195.

7. *Parking structure entrances shall be located in a manner that will result in the least impediment of traffic. (P)*

Applicant is not proposing any parking structures.

17G.070.150 – Lighting

1. *All exterior light fixtures and illuminated signs shall be designed, located, installed and directed in a manner as to prevent objectionable light and glare across property lines and to residential units within the PUD. (R)*

Applicant's lighting will comply with City design standards.

2. *All parking area lighting will be full cut-off type fixtures. A full cut-off type fixture is defined as a luminaire or light fixture that; by the design of the housing, does not allow any light dispersion or direct glare to shine above a ninety degree, horizontal plane from the base of the fixture. (R)*

Applicant proposes no common parking areas. Individual lot development will comply with City design standards.

3. *Uplighting shall be limited to accent lighting of architectural features, landscaping features, flagpoles and directed in a manner that the minimal light is dispersed into the night sky or adjacent properties. (P)*

Applicant's lighting will comply with City design standards.

4. *"Period" style light fixtures shall be full cut-off type fixtures or limited to one thousand lumen output. A full cut-off type fixture is defined as a luminaire or light fixture that; by the design of the housing, does not allow any light dispersion or direct glare to shine above a ninety degree, horizontal plane from the base of the fixture. (P)*

Applicant's lighting will comply with City design standards.

5. *Light fixtures on poles shall not exceed sixteen feet in height and shall follow the Illuminating Engineering Society of North America's (IESNA) guidelines for fixture height below. (P)*

Applicant's lighting will comply with City design standards.

6. *Parking lots and sidewalks shall meet the Iluminating Engineering Society of North America's (IESNA) recommended average horizontal illumination levels below. (P)*

Applicant's lighting will comply with City design standards.

7. *Outdoor lighting should create a safe environment for the residents of the project without glare and annoyance to surrounding area residents and motorists, and which is architecturally integrated with the building style, materials and colors. (C)*

Applicant's lighting will comply with City design standards.

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Introduction

This Habitat Management Plan (HMP) was authorized by Mr. Taudd Hume to address the riparian habitat associated with the proposed preliminary plat of the JRP Land LLC property. The Spokane Municipal Code (Section 17E.020.050 *Regulated Activities*) provided guidance in the development of this HMP.

The purpose of the Fish and Wildlife Conservation Areas chapter in the City's code (SMP 17E.020 *et. seq.*) is to: "protect the public health, safety and welfare by providing protection for environmentally sensitive areas and their functions and values, and by preserving and protecting fish and wildlife habitat conservation areas through the regulation of development . . . ." Furthermore, specific to the property discussed herein, the intent of the Riparian Habitat Area is to maintain the riparian habitat function and values associated with Latah Creek.

The City of Spokane's Shoreline Master Plan Hydrologic Assessment deems the majority of the shoreline and associated habitat in the area of this property as not properly functioning. Moreover, the 2005 Conservation District Properly Functioning Conditions study rated this particular reach of Latah Creek as functionally poor and at risk for the entirety of its length. The HMP proposes to address and correct many of the issues that lead to the poor performance of this riparian habitat area through appropriate buffer averaging, protection and enhancement of a wildlife migration corridor, planting of native vegetation, fencing removal, HMA protection signage and the implementation of a viewing area. By implementing these proposed enhancements the City of Spokane can realize its obligations of preserving and restoring this important habitat area.

The JRP Land project will consist of proposed lots located on 47 acres. The layout is adjacent to Latah Creek that is identified as Interim Zone Segment 6. The project is located in existing parcels 35312.0002, 25361.0006 and 25361.0007 Section 36 T.24N, R. 42E- City of Spokane, Washington. This section of Latah Creek has a Riparian Habitat Area (RHA) which is established 250' from the Ordinary High Water Mark (OHWM) or the 100-year floodplain-whichever is the greatest distance. The intent of the RHA is to maintain the riparian habitat function and values associated with Latah Creek. Averaging will not allow development any closer than 130' from the OHWM or the site potential tree height, but in no instance less than fifty feet from the OHWM (17E.020.050 (B) (2) (m) (i)). The decrease is allowed if the increased buffer begins 250' from the Ordinary High Water Mark (OHWM).

The proposed project involves reducing the RHA within a western portion of the property (see attached site plan for buffer reduction areas). The majority of the reduced buffer area is previously disturbed with several outbuildings and crossfencing limiting the current wildlife utilization. The HMP recommends: 1) the RHA will be allowed a reduction within specified areas; 2) that an increase of riparian habitat be identified beyond the easternmost 250' RHA to allow the proposed RHA reduction; 3) protection and habitat enhancement of a contiguous corridor established for wildlife use; and 4) installation of educational signage, trail system and a viewing area. The Habitat

Management Plan was developed in consultation with Stantec Engineering, Washington Department of Fish and Wildlife, Washington Department of Ecology and the City of Spokane Planning Department.

The initial site assessment was conducted in October, 2008, November 6, 2009, January 14, 2010 and again on June 19, 2016. The primary investigator was William T. Towey, a qualified habitat biologist with over 25 years of habitat related professional experience.

Methods

The field investigation consisted of assessing the current condition of the riparian area and an assessment of potential buffer averaging areas, establishment of the OHWM and enhancement/protection opportunities relative to the current RHA. Aerial photographs were obtained and utilized to identify habitat conditions and formulate recommendations. The final recommended actions will provide for a functioning riparian area while allowing development inside portions of the RHA. The buffer reduction will be coupled with habitat protection and enhancement buffer averaging. The identified buffer encroachment equals 124,053 sq.ft. and will be compensated at a 3.4:1 ratio equaling 421,246 sq.ft. The total proposed buffer for the project is 1,032,370 sq.ft., an increase of 421,246 sq.ft. in buffer protection. The protected riparian buffer will preserve, in perpetuity, wildlife habitat and other values associated with Latah Creek and the surrounding area.

Results and Discussion

Site Description/Analysis

The specific reach of Latah Creek associated with this proposed project contains current and projected future transportation infrastructure (SR-195, railroad crossing and new interchange), single family dwellings, the former location of a mobile home park, mini-center and commercial use, agriculture use, an electrical sub-station, and a sanitary sewer. The City of Spokane Shoreline Master Plan's hydrologic assessment deems the majority of the reach as entrenched (not properly functioning). The assessment documents the channel straightening, bank hardening projects and channel entrenchment due to the construction of SR-195. The shoreline vegetation consists of intact grass and shrub vegetation. The shoreline habitat transitions to a pine tree (*Pinus ponderosa*), wild rose (*Rosa spp.*) and snowberry (*Symphoricarpos albus*) community. The area generally lacks any significant vegetative stands which contributes to degraded wildlife habitat along the creek. The 2005 Conservation District Properly Functioning Conditions study rated this reach as functional at risk and poor to fair ecological function for 100-percent of its length and that most of the ecological functions are not functioning adequately. This reach is generally in poor condition.

The shoreline area transitions to an open-grassland type habitat which appears to be historically used for agricultural purposes and has degraded habitat conditions. This

previously disturbed area is very low in habitat and rates low for riparian function and value. This area transitions to a well established pine tree, wild rose and snowberry community. This area serves as optimal habitat for wildlife and is high in riparian function and value. The area was identified as important habitat to protect due to the connectivity to a larger-contiguous forested area associated with protected land in ownership by the City of Spokane.

Recommended Actions

The habitat assessment identified the following opportunities associated with the development of the property. The recommendations are based on the objective of maximizing the exchange of biological attributes within the riparian corridor. The recommended area for the built environment is located in the most disturbed portion of the riparian corridor. Enhancements to this area would be least desirable as the most benefit would be gained through protecting and enhancing the riparian corridor that is currently in good condition and providing ecological benefits.

The HMP was developed to be consistent with the purposes of the City Code. Specifically, the code requires compliance with specific elements that are highlighted and addressed (in bold) as follows:

1. 17E.020.050. Latah Creek riparian zone segment 6 may allow buffer averaging if it can be shown through a HMP that the averaging will not negatively affect the riparian habitat. Buffer averaging shall comply with the following criteria:

Averaging shall not allow development any closer than one hundred thirty feet from the OHWM or the site potential tree height, but in no instance less than fifty feet from the OHWM, as determined for the project area.

The proposed buffer in this area is at one hundred thirty feet from the Ordinary High Water Mark.

2. The area that the buffer is reduced should be those areas already impacted by development. New development using buffer averaging will be clustered within existing development or be developed within the most disturbed portion of the site if there is no existing development as determined through a HMP.

The majority of the site has previously been developed and utilized for

agricultural activities. As such, the full extent of the proposed buffer reduction area has been impacted by existing development. However, the greatest buffer reduction will be located in the southern portion of the property in an area currently occupied by a farm house and outbuildings and the most active, consistent farming activity. The proposed area for buffer increase is the least disturbed, most natural parts of the property with adjacency to the City Park. The City of Spokane's Shoreline Master Plan Hydrologic Assessment deems the majority of the shoreline and associated habitat in the area of this property as not properly functioning. Moreover, the 2005 Conservation District Properly Functioning Conditions study rated this particular reach of Latah Creek as functionally poor and at risk for the entirety of its length.

3. The area to be increased shall be adjacent to the RHA, on either side of the stream, and suitable for riparian habitat. Measurement of the increased buffer area shall begin two hundred fifty feet from the OHWM.

The proposed tract is located adjacent to the RHA. Webster's dictionary defines "adjacent" as: "not distant and near," or "having a common endpoint or border." The proposed buffer tract shares a common border with the existing buffer area on the north end of the property, runs easterly up the hillside and then south across the nearby hillside. The proposed buffer tract is adjacent.

The proposed buffer tract qualifies as "riparian" under the definition contained in SMC 17A.020.180. It contains elements of both aquatic and terrestrial ecosystems throughout the tract, where the biological and physical properties of the adjacent aquatic ecosystems are influenced and benefitted by adjacent vegetation, nutrient, and sediment loading, terrestrial wildlife. The area includes not only streamside vegetation, but also upland vegetation that is part of the zone of influence for the riparian area. The buffer tract allows for a contiguous upland and aquatic habitat corridor to be utilized by terrestrial and aquatic species. The protected buffer tract would be utilized by amphibians,

bald eagle (Haliaeetus leucocephalus), beaver (Castor canadensis), heron (Ardea Herodias), waterfowl, neo tropical migrants, pheasants (Phasianus colchicus), white tailed deer (Odocoileus virginianus), belted kingfisher (Megaceryle alcyon), owls, and other small mammals. As evidenced by the existing game trials, the proposed tract also has high wildlife density and species diversity, and serves as an important wildlife movement corridor.

It is worthy to note that pursuant to the City's code the RHA extends 250 feet landward from the Ordinary High Water Mark regardless of the type of terrain it encounters. In many places along Latah Creek, this 250 foot buffer runs directly up a steep slope that is of much poorer riparian quality than the proposed buffer tract – but yet is still considered "riparian" by definition. By contrast, the proposed riparian corridor for the proposed subdivision provides important aquatic, floodplain and upland functions to the local ecosystem. It is adjacent to the Riparian Habitat Area and is considered ecologically connected to the riparian corridor habitat.

4. Buffers will only be averaged within individual parcels or along parcels of common ownership that are immediately adjacent. Multiple parcels cannot be combined into a single parcel.

All parcels utilized for the buffer tract are along parcels of common ownership that are immediately adjacent.

5. Buffer averaging will require a habitat management plan prepared by a qualified biologist that is subsequently reviewed by WDFW staff. Enhancement and/or preservation plans will include, but are not limited to:

- clean-up and/or removal of trash, foreign debris, noxious or invasive vegetation or toxic materials;
- stabilization of eroded or unnaturally disturbed riverbank with materials that are

native to that particular section of the shoreline;

- installation and/or reintroduction of sufficient native flora as to significantly enhance the function of that stretch of streamside habitat for wildlife use.

This Habitat Management Plan contains all of the foregoing elements.

Recommended actions within the riparian corridor include: 1) a RHA reduction within an area currently disturbed with building infrastructure, fencing and a road; 2) protection of the identified forested area- that provides riparian habitat connectivity- through habitat buffer averaging; 3) protection of a wildlife migration corridor that would provide connectivity to Latah Creek and the forested buffer averaging area; 4) enhancements to include vegetation enhancement, fencing removal, RHA protection signage, trail system and a viewing area; and 5) use of plantings and vegetation enhancements to help further stabilize shoreline areas which have encountered previous erosion. The protected areas waterward of the RHA will be placed into a common open space designation and managed by a homeowners association or other third party entity.

RHA Buffer Reduction/Buffer Averaging

Current riparian habitat (condition and extent) were mapped during the habitat assessment. The extent of the intact current riparian vegetation will be protected within the recommended RHA buffer reduction. The buffer reduction distance was calculated down to the allowed 130 feet distance considering the location of the previous development and farming activity. The riparian corridor area was delineated as the floodplain (100 year) using scientific guidance from *Riparian Ecotone: A Functional Definition and Delineation for Resource Assessment* (Verry et al. 2004). This riparian corridor provides important aquatic, floodplain and upland functions to the local ecosystem. The proposed buffer averaging area is adjacent to the Riparian Habitat Area and is considered ecologically connected to the riparian corridor habitat.

The Washington State Forest Practices Rules Chapter 222-16 and 30 were used for guidance on the site potential tree height. The project reach is categorized as a *Site Class III* which drives the Riparian Management Zone (RMZ) buffer width. The site potential tree height is based on a 100-year site index range for Eastern Washington. The total RMZ width for the *Site Class III* is 100'. Based on this information-the allowable riparian buffer reduction is nothing greater than 150' from the established RHA. This proposal limits the buffer reduction to 120' and does not take advantage of further reductions based on site potential tree height.

The largest reduction to the RHA is recommended in the area that has already been impacted by development (outbuildings, cross-fencing and agricultural uses). The reduction of RHA habitat will be replaced (at a 3.4:1 ratio well above the required 2:1) with habitat protection. The buffer reduction and buffer averaging recommendations are consistent with, and were guided by, the City of Spokane Municipal Code.

Wildlife Migration Corridor Protection

A natural wildlife migration corridor was identified in the northwest portion of the property. This area is recommended for protection because it will afford connectivity from Latah Creek- and the associated protected RHA- to the protected forested areas to the east. There is current wildlife movement through this area evidenced by noticeable game trails. A vegetation enhancement area will provide increased cover and staging areas for wildlife.

Enhancements

Vegetation Enhancement- An area was identified (see attached site plan) for vegetation enhancement that would improve upon habitat conditions of the wildlife migration corridor and the Latah shoreline area-all within the Latah riparian corridor. The existing pine tree habitat would be extended in a northerly direction with pine tree, snowberry (*Symphoricarpos albus*) and wild rose (*Rosa spp.*) plantings and the riparian area will be improved with the addition of aspen trees (*Populus tremuloides*), black cottonwood (*Populus balsamifera var. trichocarpa*), and hawthorn (*Crataegus douglasii*). The increased habitat will provide for cover and increase the value of the area as a wildlife migration corridor.

Common Name	Scientific Name	Quantity	Size
Hawthorn	(*Crataegus douglasii*)	10	5 gallon min
Wild Rose	(*Rosa spp.*)	20	5 gallon min
Pine Tree	(*Pinus ponderosa*)	10	5 gallon min
Snowberry	(*Symphoricarpos albus*)	20	5 gallon min
Black Cottonwood	(*Populus balsamifera var. trichocarpa*)	5	Burlap Ball
Aspen	(*Populus tremuloides*)	10	Burlap Ball

Vegetation Installation-

Shrubs and trees shall consist of a five gallon minimum- commercially obtained nursery stock. The plan recommends larger black cottonwood and aspen trees for the enhancement area. If however, five gallon black cottonwood and aspen trees are planted- the quantity will double. All plants will be laid out in their designated areas. Holes should be dug in a square shape that measures twice the size of the container of the plant. The sides of the hole must be scored so that the roots have an increased chance of traveling outside of the hole. The roots of the plants should be loosened slightly, and then placed in the hole in an upright position that is level with the ground surface. A fertilizer packet should then be applied to each root ball. It is highly recommended that

plant stock of mature size be obtained, where feasible, to maximize the survivability of the transplant. Each area must have a minimum of two inches of water applied directly after planting is complete. It is recommended that the restoration planting be scheduled between October and November.

Vegetation Maintenance-

The vegetation will be watered throughout the dry periods of the growing season either through hand watering (water truck or ATV water tank) or preferably a drip irrigation system. The site will require monitoring for noxious weeds for five years. All noxious weeds need to be removed immediately. Dead plants should be replaced and maintained for a period of five years to ensure their survival through time.

Monitoring-

The restoration area must be monitored year round, with an annual report submitted to the City of Spokane Planning office by October 31 of each year. The report must contain condition of plants (living or replaced) and a photo inventory of the restoration area. The report should be completed for the first three years after plant installation.

Fencing Removal- The property contains various fencing from historic agricultural practices. These fences will be removed to improve habitat conditions associated with the protected RHA. The elimination of fencing will allow for increased wildlife movement throughout the available habitat.

Protection Signage- Signage will be provided to establish the RHA protection boundaries and educate the human population to the value of the protected area. Signage will be positioned to maximize visibility.

Viewing Area/Trail System- A viewing area will be established in close proximity to the vegetation enhancement area. The shoreline and viewing area will be accessible to the public by a designed trail system (see attached Trail System drawing). The area will allow people to enjoy the view of Latah Creek and the protected RHA area.

Shoreline Protection

An area was identified on the right bank of Latah Creek (see attached site plan) that has potential for shoreline stabilization through establishment of vegetation. Protection of existing vegetation (which will establish itself over time) and additional plantings of willow, alder and hawthorn is recommended for this area. The stabilization will improve upon riparian habitat conditions and provide further channel migration containment.

Deep Pine Overlook

Concept Drainage Study

Prepared for:
JRP Land, LLC
(Section 31, T25N, R43E W.M.)

Prepared by:
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WO# 2047053900

October 30, 2016

Sign-off Sheet

This document entitled Deep Pine Overlook Concept Drainage Study was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of JRP Land, LLC (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Zak Sargent, P.E.

Reviewed by _____
(signature)

Alan Gay, P.E.

"The design improvements shown in this set of plans and calculations conform to the Spokane Regional Stormwater Manual adopted by the City of Spokane Public Works Department dated April 2008. All design deviations (if any) have been approved by the City of Spokane. This is a conceptual drainage study, not to be used for construction. These documents have been prepared under my direction as a licensed professional engineer in the State of Washington."

Stantec

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1.0 INTRODUCTION

The intent of this concept drainage study is to determine the general drainage characteristics of the site in both the existing and proposed conditions to determine whether the proposed development will reasonably comply with the Spokane Regional Stormwater Manual (SRSM). Prior to development and permitting, a full drainage analysis and design study report will be required that fully complies with the SRSM.

Located on an approximately 47.7 acre site, the project entails the creation of a 94 lot planned unit development utilizing only 12.5-acres of the overall site. The project site is located within the City of Spokane directly east of SR 195 and Latah Creek on South Inland Empire Way. (Section 31, T25N, R43E). A Vicinity Map is included in Appendix A for reference.

Is it anticipated that runoff generated by the proposed planned unit development will be collected and channeled to release off-site at or below pre-developed flow rates and volumes. It is expected that swales and pond areas will collect and channel stormwater, performing the required treatment and flow-rate mitigation.

2.0 EXISTING CONDITIONS

Soil types are shown on the Natural Resources Conservation Service (NRCS) soils map for the City of Spokane, Washington, see Appendix C. The soils are primarily in the pre-developed condition; the site is generally composed of open space and is covered with wild grasses and weeds.

The majority of soils within the project boundary are Hardesty silt loam. These soils primary consist of very deep, well-drained soils with moderate to rapid permeability. Based on SRSM (Appendix C), these soils are mostly characterized as Type B soils; curve numbers were chosen accordingly.

Adjacent to the project boundary is a steep slope rising approximately 480-feet from the flat plain area of the site. This slope is mainly composed of Springdale gravelly loamy sand. This soil type consists primarily of very deep, excessively drained soils with moderately rapid permeability. Based on SRSM (Appendix C), these soils are mostly characterized as Type A soils; curve numbers were chosen accordingly. The slope has moderate ground cover of trees, small bushes, and weeds.

Final design will incorporate field-gathered geotechnical data, and swale sizing will be altered as necessary to accommodate measured infiltration rates.

3.0 PRE-DEVELOPMENT DRAINAGE

In the pre-developed condition, most of the project area is covered with grasses and weeds. There are several small existing residential type structures on the site, which will be removed. Runoff from the site currently flows overland to the west/northwest to Latah Creek. Offsite runoff from the adjacent hillside flows across the site, also to Latah Creek. The existing site has one drainage basin, plus an offsite hillside component which can be seen in the basin map found in Appendix B, Figure PRE.

4.0 POST-DEVELOPMENT DRAINAGE

The proposed site conditions will create two (2) new drainage basins, which can be seen in the proposed basin map found in Appendix B, as figure POST. The impervious area will include asphalt paved roadways, pathways, residential structures, and driveways. Pervious areas will consist mainly of lawns and landscaped areas.

Runoff generated by the project will be routed via grading to drainage swales located adjacent to the roadways. All runoff will be channeled via these swales, with culverts at roadway crossings, and released to the west-northwest into Latah Creek. Release to Latah Creek will occur at or below existing rates and volumes, necessitating the use of grassy lined swale areas for storage and treatment prior to release.

Offsite flow will be channeled around structures on the eastern lots via grading along the property lines. This runoff will be collected in the conveyance swale system and routed to Latah Creek and allowed to release.

The following is a summary description of the Proposed Drainage Basin Area:

4.1 DRAINAGE AREA 1 (DA-1)

DA-1 is roughly the northern 5.3 acres of the developed site. The basin will contain approximately 37 lots, 950-feet of roadway, 1,100-feet of pathway and a cul-de-sac with additional parking. The easternmost lots will be located along the large hillside with housing units positional outside the 15' toe of slope setback limits. These lots will be graded to channel off-site stormwater to the property lines. This will then be channeled into the proposed conveyance system toward Swale 1 positioned behind Lots 14 and 15. The outflow will be dissipated using a rip-rap channel which will both slow and spread flow.

4.2 DRAINAGE AREA 2 (DA-2)

DA-2 is roughly the southern 7.2 acres of the site. The basin will contain approximately 57 lots, 1,800-feet of roadway, 2,800-feet of pathways, and a turn-around on the southeast end of the site. The easternmost lots will be located along the large hillside with housing units positioned outside the 15' setback. These lots will also be graded to channel off-site stormwater to the property lines. This will then be channeled into the proposed conveyance swales. The swales will route stormwater to the west then north to a discharge point approximately between lots 11 and 12 and collected in Swale 2. The outflow will be dissipated using a rip-rap channel which will both slow and spread flow.

5.0 SUMMARY OF STORMWATER CALCULATIONS

5.1 RUNOFF CONTROL

Runoff was analyzed using the SCS Curve Number Method as described in Spokane County Regional Stormwater Manual, Section 5.3 Curve Number Method. The drainage area was modeled using Hydraflow Hydrograph software by Autodesk to determine site runoff and storage requirements, based on a 25-year return frequency. The software has the capability to model conditions using the SCS Method. Concept calculation reports of pre and post-developed conditions are included Appendix D.

To determine basin runoff using the Curve Number Method, event rainfall data was taken from the manual's corresponding Isopluvial maps. A weighted curve number (CN) was calculated for each of the pre and post-developed basins using the various surface types within the drainage areas (DA). Off-site runoff was calculated for the pre-developed case and routed through both the pre and post-developed basins.

Table 1 is a tabular summary of these calculations.

Table 1: Drainage Area Summary Calculations

Drainage Area Number	Time of Concentration, T_c (min)	25-year Rainfall (in)	Weighted Curve Number (CN)	Contributing Area (ac)	Peak Runoff, Q_{25YR} (cfs)	Peak Runoff Volume, V_{25YR} (cf)
Hillside	15.8	2.0	70	21.6	3.61	17,686
PRE	65.4	2.0	77	12.5	2.27	20,695
Hillside to DA-1	15.8*	2.0	70	11.5	1.80	8,802
DA-1	61.6	2.0	78	5.3	1.07	9,486

Hillside to DA-2	15.8*	2.0	70	10.0	1.80	8,802
DA-2	49.0	2.0	77	7.2	1.68	11,418

*To simplify the calculations, offsite flow and volume was split between the two proposed basins using Hydraflow.

Based on the calculations, flow rates of 5.88 cfs and 6.35 cfs are generated in pre and post-developed conditions, respectively. This will be due to the addition of lawn and landscaped areas and swale routing leading to increased Tc values. Flow for the offsite hillside area will remain the same, but will be routed through the two proposed basins and allowed to release to the creek. There is additional volume generated based on increased impervious areas. This difference in volume will be retained and infiltrated and Swales 1 and 2 were sized to adequately handle runoff volumes up to a 25-year storm event. The required storage volumes for all drainage swales are laid out in Table 2 below.

Table 2: Storage Summary

ID	Contributing Drainage Areas	25-yr Retention Storage Volume (cf)	Runoff Storage Volume Provided (cf)	Flow Released, Q_{25YR} (cfs)	Allowed Release (combined), Q_{25YR} (cfs)	Meets Criteria?
Swale 1	DA-1	4,161	4,959	1.416	5.88	Yes
Swale 2	DA-2	6,516	6,549	1.419		Yes

5.2 RUNOFF TREATMENT

Treatment is required for runoff generated by pavement area. Biofiltration swales are designed to remove low concentrations of total suspended solids (TSS), heavy metals, petroleum hydrocarbons, and various nutrients from stormwater runoff. The runoff requiring treatment for the roadway and driveways will be routed via the conveyance swales to treatment facilities prior to discharge.

Preliminary sizing of the treatment swales was done in accordance with SRSM *Chapter 6, Water Quality Treatment Design*. This chapter provides two equations for calculating the required treatment volume. The majority of site soils are Type B Hardesty silt loam and as described in SRSM (Appendix C) have moderate rates of water transmission (0.15 – 0.30 in/hr). Based on the assumed infiltration rates, the following equation must be used to determine the amount of treatment required for impervious area.

$V = 1815A$ (Equation 6-1d)

V = Required volume of biofiltration swale (cubic feet)

A = Area of impervious area requiring treatment (acres)

Based on this equation, Table 3 shows the required treatment volumes for the roadways, driveways, and cul-de-sacs.

Table 3: Swale Treatment

ID	Contributing Drainage Areas	Total Impervious Area (ac)	Required Treatment Volume (cf)	Volume Provided (cf)	Meets Criteria?
Swale 1	DA-1	1.21	2,196	4,959	Yes
Swale 2	DA-2	1.79	3,249	6,549	Yes

6.0 EROSION CONTROL CONSIDERATIONS

The Contractor is responsible for insuring the use of proper erosion control and shall maintain such measures throughout construction, until all pertinent landscaping and permanent erosion control measures (i.e. grassed areas, paved surfaces) have been established. Maintenance shall include daily inspections and repair of the silt fencing, hay bales, or other. The Contractor will also inspect all erosion control measures following each storm water event during construction or until the permanent measures are established.

The Contractor shall include an erosion/sedimentation control plan providing suitable measures to prevent sediment laden runoff from leaving the site or impacting roadway or drainage systems. It shall be the responsibility of the owner/developer to implement and maintain suitable and effective erosion/sedimentation control systems. A construction entrance will be required in order to clean the tires of trucks and vehicles exiting the construction area.

Periodically, the temporary erosion control measures must be cleaned of debris and siltation. The contractor shall dispose of the materials so as not to damage any reclaimed areas or create other erosion problem areas. Upon direction by the City of Spokane, Owner or Engineer, the Contractor may also be required to clean roadways of siltation or other debris, which may occur along construction entrances.

7.0 MAINTENANCE

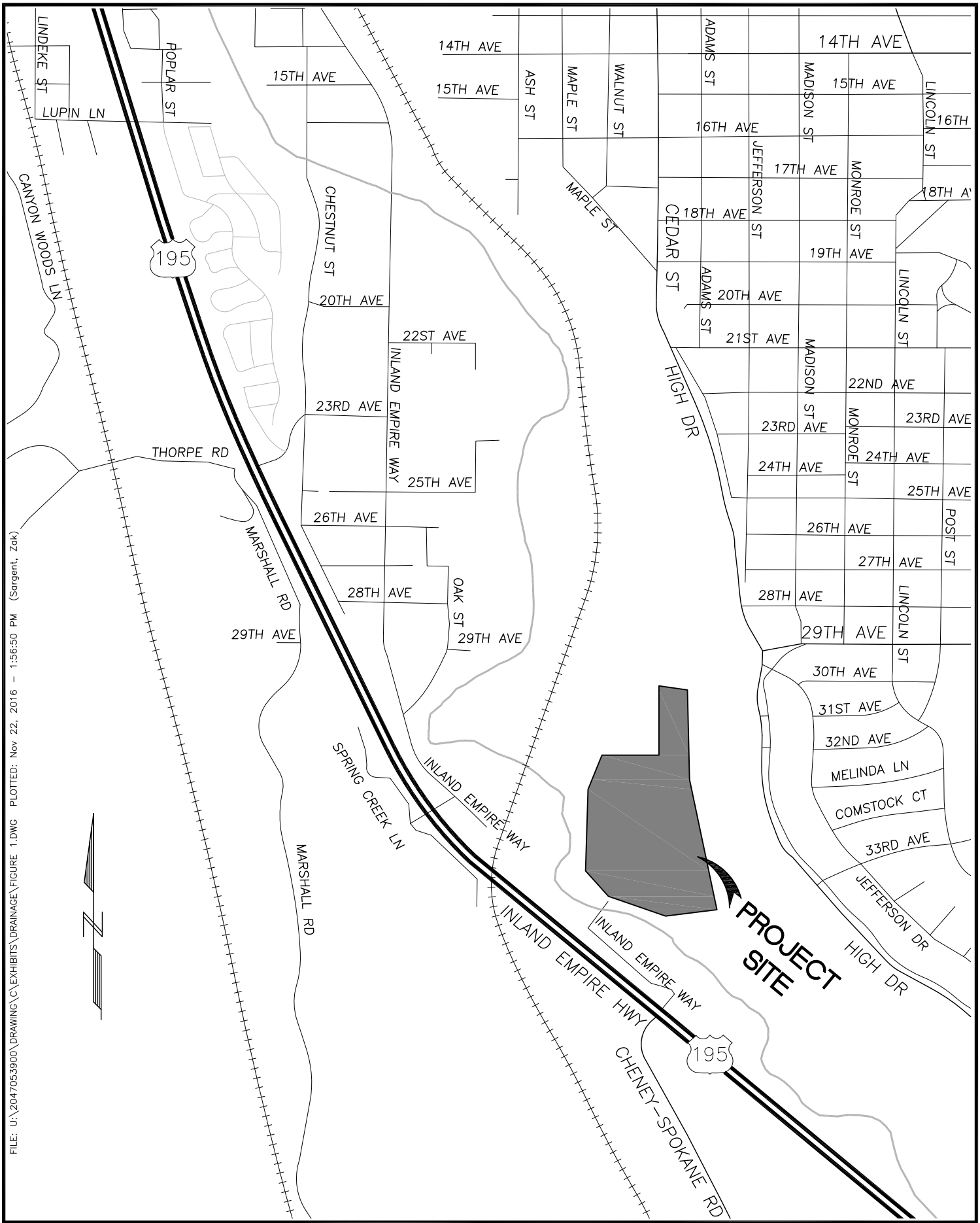
The maintenance and operation of the drainage facilities is the responsibility of the property owner(s). Periodic maintenance is important and is anticipated in order to ensure drainage facilities remain silt and dirt-free.

The Contractor(s) will be responsible for the proper installation and maintenance of all temporary erosion control measures necessary to protect down-gradient areas from siltation during construction. The Contractor shall also protect against siltation of any storm drainage structures down gradient from the site throughout construction. It is the property-owner(s)' responsibility to maintain drainage areas and parking facilities once construction has been completed.

8.0 SUMMARY AND CONCLUSIONS

The stormwater runoff generated in the proposed condition will be collected and routed in roadside swales and conveyed to detention basins for treatment prior to release. Release will occur at or below pre-developed flow rates and volumes, based on the submitted calculations. Grading provisions will be made to route the offsite basin through the site for release. Based on the findings provided in this concept drainage study, the proposed development will reasonably comply with the Spokane Regional Stormwater Manual (SRSM).

Appendix A VICINITY MAP



FILE: U:\2047053900\DRAWING\C\EXHIBITS\DRAINAGE\FIGURE 1.DWG PLOTTED: Nov 22, 2016 – 1:56:50 PM (Sargent, Zak)

Stantec
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Spokane WA
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LATAH CREEK PRE-PLAT

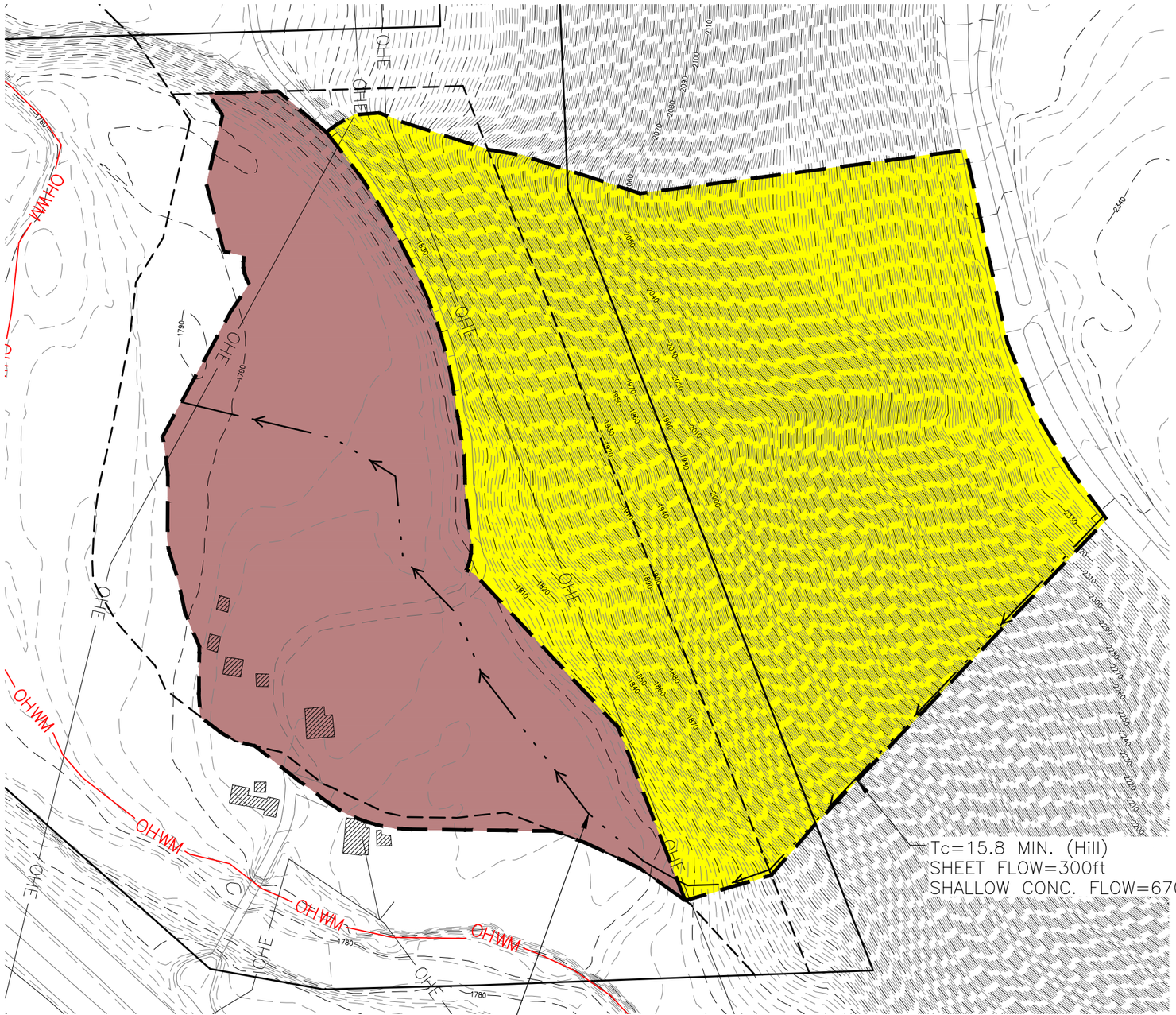
City of Spokane, Washington

JRP LAND, LLC

Date	10/30/16
Drawn	ZCS
Checked	AEG
W.O.	2047053900

Sheet
Fig1

Appendix B DRAINAGE BASIN MAPS



Tc=15.8 MIN. (Hill)
SHEET FLOW=300ft
SHALLOW CONC. FLOW=670ft

(Site) Tc=65.4 MIN.
SHEET FLOW=300ft
SHALLOW CONC. FLOW=930ft
CHANNEL FLOW=N/A

LEGEND

EXISTING SITE AREA
544,412 SF
(12.5 AC)

OFFSITE HILLSIDE AREA
939,640 SF
(21.6 AC)

TIME OF CONCENTRATION

N

0 200' 400'

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LATAH CREEK PRE-PLAT
Pre-Development Basin Map
Spokane, Washington

John Pilcher

Date 9/22/16
Drawn ZCS
Checked AEG
W.O. 2047053900

Sheet
PRE

Tc=61.6 MIN. (DA-1)
SHEET FLOW=170ft
CHANNEL FLOW=435ft (SWALE)
60ft (CULVERT)

Tc=15.8 MIN. (DA-1 Hill)

Tc=15.8 MIN. (DA-2 Hill)

(DA-2) Tc = 59.1 MIN.
SHEET FLOW=80ft
CHANNEL FLOW=1150ft (SWALE)
120ft (CULVERT)

SWALE 1
2500sf

SWALE 2
3500sf

100 YR

OHWM

CMZ

OHE

LEGEND

- DA-1 (A=5.3 AC)
- DA-1 HILLSIDE (A=11.5 AC)
- DA-2 (A=7.2 AC)
- DA-2 HILLSIDE (A=10.0 AC)
- TIME OF CONCENTRATION (PROBABLE FLOW PATH)

N

0 200' 400'

FILE: U:\2047053900\DRAWING\C\EXHIBITS\DRAINAGE\1226800-POST.DWG PLOTTED: Nov 22, 2016 - 4:28:44 PM (Sargent, Zak)

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Post Development Basin Map
Spokane, Washington

John Pilcher

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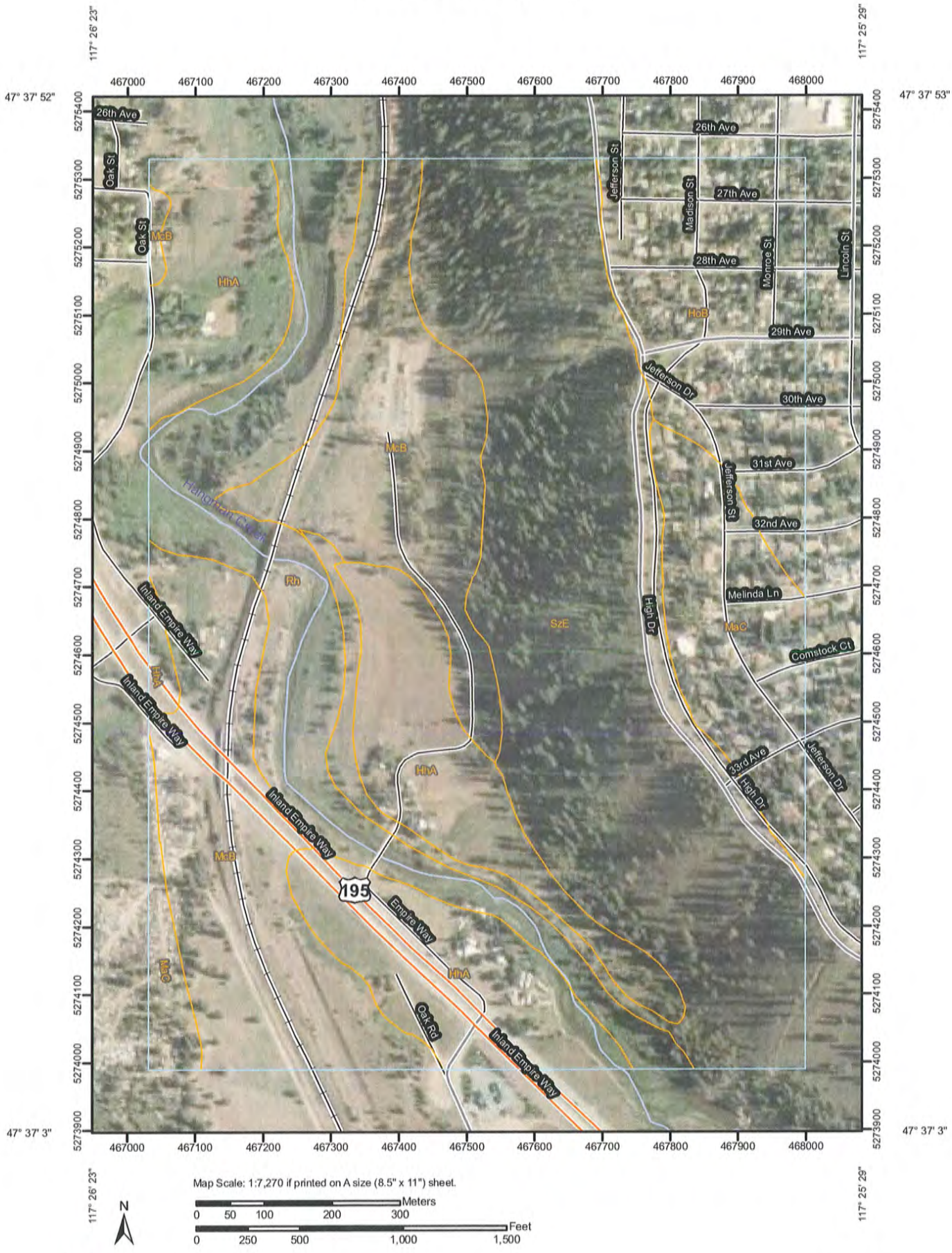
Sheet
POST

Appendix C SCS AND OTHER SOILS INFORMATION

APPLICABLE SPOKANE REGIONAL STORMWATER MANUAL DOCUMENTS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117° 25' 29"
47° 37' 52"
47° 37' 53"
47° 37' 3"
467000
467100
467200
467300
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467600
467700
467800
467900
468000
5275400
5275300
5275200
5275100
5275000
5274900
5274800
5274700
5274600
5274500
5274400
5274300
5274200
5274100
5274000
5273900
26th Ave
Oak St
McB
HhA
Jefferson St
Madison St
27th Ave
28th Ave
Monroe St
Lincoln St
HoB
29th Ave
Jefferson Dr
30th Ave
31st Ave
Jefferson St
32nd Ave
Hangman Creek
Rh
Inland Empire Way
SzE
High Dr
Melinda Ln
MaC
Comstock Ct
33rd Ave
Jefferson Dr
High Dr
195
Empire Way
Oak Rd
Map Scale: 1:7,270 if printed on A size (8.5" x 11") sheet.
N
Meters
0 50 100 200 300
Feet
0 250 500 1,000 1,500

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:7,270 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 11N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington
Survey Area Data: Version 2, Jun 9, 2009

Date(s) aerial images were photographed: 6/27/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Spokane County, Washington (WA063)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
HhA	Hardesty silt loam, 0 to 5 percent slopes	58.2	18.1%
HoB	Hesseltine silt loam, moderatley deep, 0 to 8 percent slopes	32.0	10.0%
MaC	Marble loamy sand, 0 to 30 percent slopes	25.6	8.0%
McB	Marble variant sandy loam, 0 to 8 percent slopes	68.6	21.4%
Rh	Riverwash	39.2	12.2%
SzE	Springdale gravelly loamy sand, 30 to 70 percent slopes	97.0	30.3%
Totals for Area of Interest		**320.5**	**100.0%**

APPENDIX 5E - HYDROLOGIC SOIL SERIES FOR WASHINGTON STATE

Soil Type	Hydrologic Soil Group	Soil Type	Hydrologic Soil Group
Agnew	C	Dimal	D
Ahl	B	Dragoon	C
Aits	C	Dupont	D
Alderwood	C	Earlmont	C
Arents, Alderwood	B	Edgewick	C
Arents, Everett	B	Eld	B
Ashoe	B	Eloika	B
Athena	B	Elwell	B
Baldhill	B	Emdent	D
Barneston	C	Esquatzel	B
Baumgard	B	Everett	A
Beausite	B	Everson	D
Belfast	C	Freeman	C
Bellingham	D	Galvin	D
Bellingham variant	C	Garfield	C
Bernhill	B	Garrison	B
Boistfort	B	Getchell	A
Bong	A	Giles	B
Bonner	B	Glenrose	B
Bow	D	Godfrey	D
Brickel	C	Green Bluff	B
Bridgeson	D	Greenwater	A
Briscot	D	Grove	C
Buckley	C	Hagen	B
Bunker	B	Hardesty	B
Cagey	C	Harstine	C
Caldwell	C	Hartnit	C
Carlsborg	A	Hesseltine	B
Casey	D	Hoh	B
Cassolary	C	Hoko	C
Cathcart	B	Hoodsport	C
Cedonia	B	Hoogdal	C
Centralia	B	Hoypus	A
Chehalis	B	Huel	A
Cheney	B	Indianola	A
Chesaw	A	Jonas	B
Cinebar	B	Jumpe	B
Clallam	C	Kalaloch	C
Clayton	B	Kapowsin	C/D
Coastal beaches	variable	Katula	C
Cocolalla	D	Kilchis	C
Colter	C	Kitsap	C
Custer	D	Klaus	C
Custer, Drained	C	Klone	B
Dabob	C	Konner	D

Soil Type	Hydrologic Soil Group	Soil Type	Hydrologic Soil Group
Dearyton	C	Lakesol	B
Delphi	D	Laketon	C
Dick	A	Lance	B
Larkin	B	Poulsbo	C
Latah	D	Prather	C
Lates	C	Puget	D
Lebam	B	Puyallup	B
Lummi	D	Queets	B
Lynnwood	A	Quilcene	C
Lystair	B	Ragnar	B
Mal	C	Rainier	C
Manley	B	Raught	B
Marble	A	Reardan	C
Mashel	B	Reed	D
Maytown	C	Reed, Drained or Protected	C
McKenna	D	Renton	D
McMurray	D	Republic	B
Melbourne	B	Riverwash	variable
Menzel	B	Rober	C
Mixed Alluvial	variable	Salal	C
Molson	B	Salkum	B
Mondovi	B	Sammamish	D
Moscow	C	San Juan	A
Mukilteo	C/D	Scamman	D
Naff	B	Schneider	B
Narcisse	C	Schumacher	B
Nargar	A	Seattle	D
National	B	Sekiu	D
Neilton	A	Semiahmoo	D
Newberg	B	Shalcar	D
Nez Perce	C	Shano	B
Nisqually	B	Shelton	C
Nooksack	C	Si	C
Norma	C/D	Sinclair	C
Ogarty	C	Skipopa	D
Olete	C	Skykomish	B
Olomount	C	Snahopish	B
Olympic	B	Snohomish	D
Orcas	D	Snow	B
Oridia	D	Solduc	B
Orting	D	Solleks	C
Oso	C	Spana	D
Ovall	C	Spanaway	A/B
Palouse	B	Speigle	B
Pastik	C	Spokane	C
Peone	D	Springdale	A
Pheeney	C	Sulsavar	B
Phelan	D	Sultan	C
Phoebe	B	Sultan variant	B
Pilchuck	C	Sumas	C
Potchub	C	Swantown	D
Tacoma	D	Vailton	B

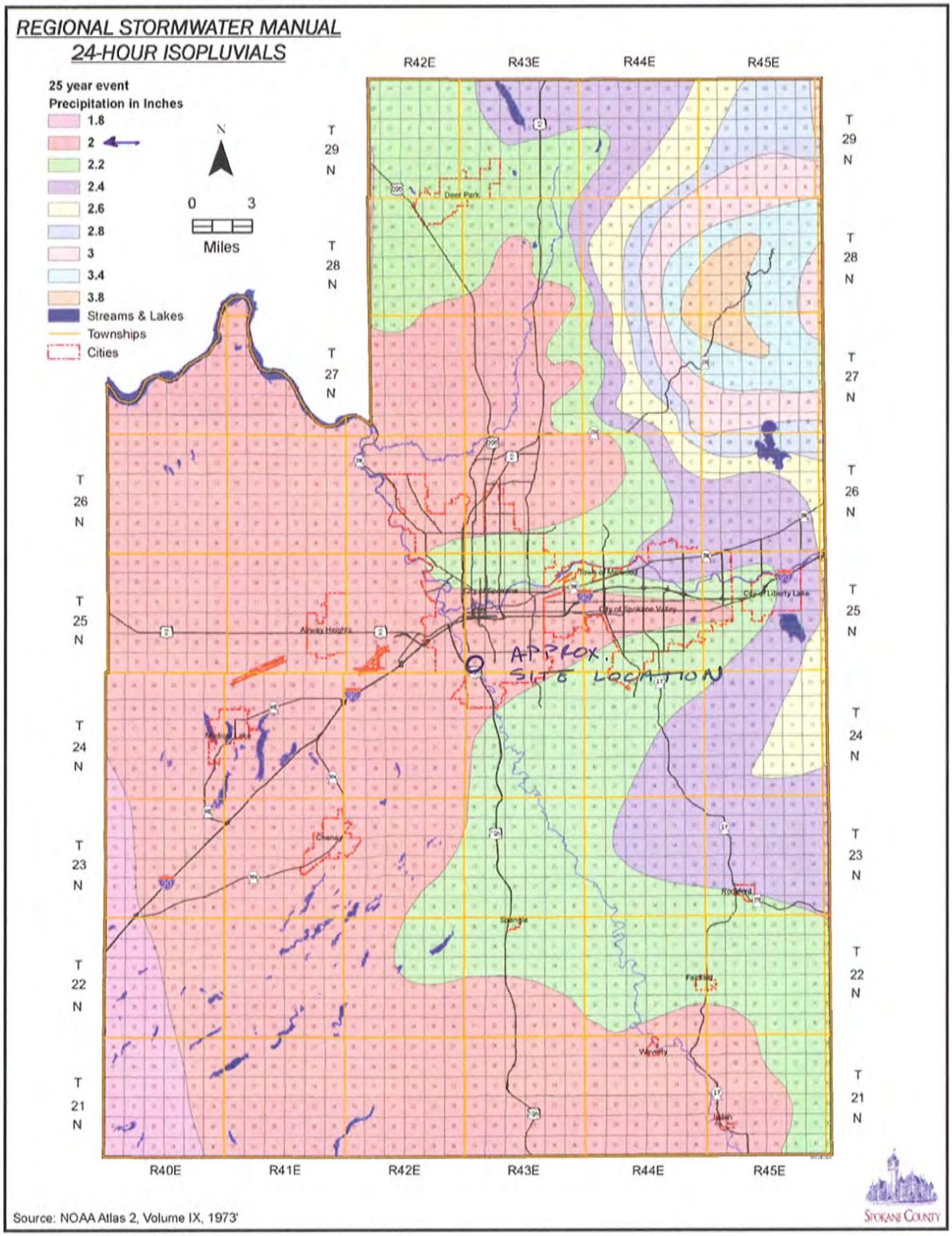


Figure 5-3 – 25-Year, 24-Hour Isopluvial Map

TABLE 5-4
SUGGESTED VALUES OF MANNING'S ROUGHNESS COEFFICIENT "*n*" FOR CHANNEL FLOW

Type of Channel and Description	"*n*"[1]	Type of Channel and Description	"*n*"[1]
A. CONSTRUCTED CHANNELS		7. Very weedy reaches, deep pools, or floodways with heavy stand of timber and underbrush	0.100
a. Earth, straight and uniform			
1. Clean, recently completed	0.018		
2. Gravel, uniform selection, clean	0.025	*b. Mountain streams, no vegetation in channel, banks usually steep, trees and brush along banks submerged at high stages*	
3. With short grass, few weeds	0.027		
b. Earth, winding and sluggish			
1. No vegetation	0.025	1. Bottom: gravel, cobbles and few boulders	0.040
2. Grass, some weeds	0.030		
3. Dense weeds or aquatic plants in deep channels	0.035	2. Bottom: cobbles with large boulders	0.050
4. Earth bottom and rubble sides	0.030	**B-2 Floodplains**	
5. Stony bottom and weedy banks	0.035	*a. Pasture, no brush*	
6. Cobble bottom and clean sides	0.040	1. Short grass	0.030
c. Rock lined		2. High grass	0.035
1. Smooth and uniform	0.035	*b. Cultivated areas*	
2. Jagged and irregular	0.040	1. No crop	0.030
d. Channels not maintained, weeds and brush uncut		2. Mature row crops	0.035
1. Dense weeds, high as flow depth	0.080	3. Mature field crops	0.040
2. Clean bottom, brush on sides	0.050	*c. Brush*	
3. Same, highest stage of flow	0.070	1. Scattered brush, heavy weeds	0.050
4. Dense brush, high stage	0.100	2. Light brush and trees	0.060
B. NATURAL STREAMS		3. Medium to dense brush	0.070
B-1 Minor streams (top width at flood stage < 100		4. Heavy, dense brush	0.100
a. Streams on plain		*d. Trees*	
1. Clean, straight, full stage, no rifts or deep pools	0.030	1. Dense willows, straight	0.150
		2. Cleared land with tree stumps, no sprouts	0.040
2. Same as No. 1, but more stones and weeds	0.035		
		3. Same as No. 2, but with heavy growth of sprouts	0.060
3. Clean, winding, some pools and shoals	0.040		
		4. Heavy stand of timber, a few down trees, little undergrowth, flood stage below branches	0.100
4. Same as No. 3, but some weeds	0.045		
5. Same as No. 4, but more stones	0.050		
6. Sluggish reaches, weedy deep pools	0.070	5. Same as above, but with flood stage reaching branches	0.120

[1] The "n" values presented in this table are the "Normal" values as presented in Chow (1959). For an extensive range and for additional values refer to Chow (1959)

Source: WSDOT Hyway Runoff Manual (2004) Table 4B-6; Engman (1983) and the Florida Department of Transportation Drainage Manual (1986).

TABLE 5-1
RUNOFF CURVE NUMBERS
ANTECEDENT RUNOFF CONDITION (ARC) II

Cover type and hydrologic condition	Group A Soils	Group B Soils	Group C Soils	Group D Soils
Open Space (lawns, parks, golf courses, cemeteries, landscaping, etc.): [1]				
Poor condition (grass cover <50% of the area)	68	79	86	89
Fair condition (grass cover on 50% to 75% of the area)	49	69	79	84
Good condition (grass cover on >75% of the area)	39	61	74	80
Impervious Areas:				
Open water bodies: lakes, wetlands, ponds etc.	100	100	100	100
Paved parking lots, roofs, driveways, etc. (excluding right of way)	98	98	98	98
Porous pavers and permeable interlocking concrete (assumed as 85% impervious and 15% lawn):				
Fair lawn condition (weighted average CNs)	91	94	96	97
Gravel	76	85	89	91
Dirt	72	82	87	89
Pasture, Grassland, or Range-Continuous Forage for Grazing:				
Poor condition (ground cover <50% or heavily grazed with no mulch).	68	79	86	89
Fair condition (ground cover 50% to 75% and not heavily grazed)	49	69	79	84
Good condition (ground cover >75% and lightly or only occasionally grazed)	39	61	74	80
Cultivated Agricultural Lands:				
Row Crops (good) e.g. corn, sugar beets, soy beans	64	75	82	85
Small Grain (good) e.g. wheat, barley, flax	60	72	80	84
Meadow (continuous grass, protected from grazing and generally mowed for hay)	30	58	71	78
Brush (brush-weed-grass mixture with brush the major element):				
Poor (<50% ground cover)	48	67	77	83
Fair (50% to 75% ground cover)	35	56	70	77
Good (>75% ground cover)[2]	30	48	65	73
Woods - grass combination (orchard or tree farm)[3]:				
Poor	57	73	82	86
Fair	43	65	76	82
Good	32	58	72	79
Woods:				
Poor (Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning)	45	66	77	83
Fair (Woods are grazed but not burned, and some forest litter covers the soil)	36	60	73	79
Good (Woods are protected from grazing, and litter and brush adequately cover the soil)	30	55	70	77
Herbaceous (mixture of grass, weeds, and low-growing brush, with brush the minor element)[4]:				
Poor (<30% ground cover)		80	87	93
Fair (30% to 70% ground cover)		71	81	89
Good (>70% ground cover)		62	74	85
Sagebrush with Grass Understory[4]:				
Poor (<30% ground cover)		67	80	85
Fair (30% to 70% ground cover)		51	63	70
Good (>70% ground cover)		35	47	55

[1] Composite CNs may be computed for other combinations of open space cover type.
[2] Actual curve number is less than 30; use CN = 30 for runoff computations.
[3] CNs shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CNs for woods and pasture.
[4] Curve numbers have not been developed for group A soils.

For a more detailed and complete description of land use curve numbers refer to Chapter 2 of the Soil Conservation Service's Technical Release No. 55 (Publication 210-VI-TR-55, Second Ed., June 1986).

flow control design storm event (refer to Section 2.2.4). If a bio-infiltration facility will also be used as a detention facility, refer to Section 7.3.2 for additional information.

Bio-Infiltration Swale Design

Bio-infiltration swales shall be sized using either Equation 6-1a or 6-1b. These equations estimate the volume required to treat stormwater runoff and were developed using the Alternate Hydrograph Method found in the *Stormwater Management Manual for Eastern Washington.*

$$V = 1133AP^{1.53} \quad (6\text{-}1a)$$

$$V = 1815AP^{1.53} \quad (6\text{-}1b)$$

Where: V = volume of bio-infiltration swale (cubic feet);

A = hydraulically connected impervious area to be treated (acres); and,

P = precipitation amount for the 6-month NRCS Type II 24 hour water quality design storm.

P shall be 1 inch for the all of the Spokane region, therefore the above equations can be simplified as follows:

$$V = 1133A \quad (6\text{-}1c)$$

$$V = 1815A \quad (6\text{-}1d)$$

Equations 6-1a and 6-1c can only be used when the following requirements are met, otherwise, Equations 6-1b and 6-1d shall be used:

- The subgrade soils have less than 12% fines; and,
- The subgrade soils have an infiltration rate greater than 0.15 in/hr.

Appendix 6A provides an example calculation for bioinfiltration swales.

Bio-Infiltration Swale Minimum Requirements

Bio-infiltration facilities shall meet the minimum requirements for limiting layers, setbacks, slopes, embankments, planting, and general requirements specified in Sections 7.5.2 and 7.8. In addition, the design of bio-infiltration swales shall conform to the requirements described below.

Treatment Design Depth and Soil Criteria: Bio-infiltration swales shall fully contain the design treatment volume with a maximum treatment design depth (from the swale

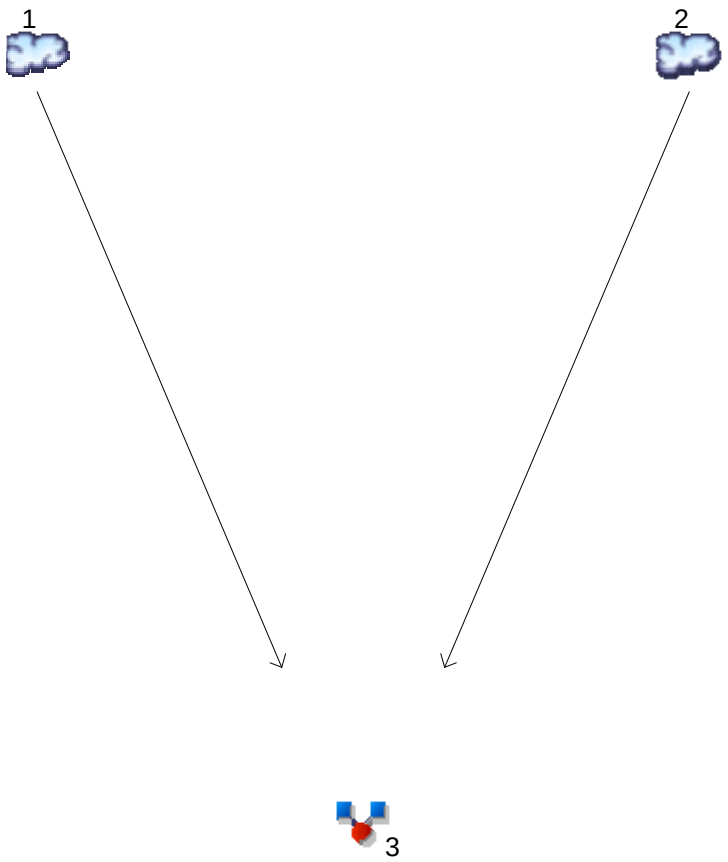
Appendix D HYDRAFLOW HYDROGRAPH REPORTS

Hydraflow Table of Contents

Concept Ex_new(09-30).gpw

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3

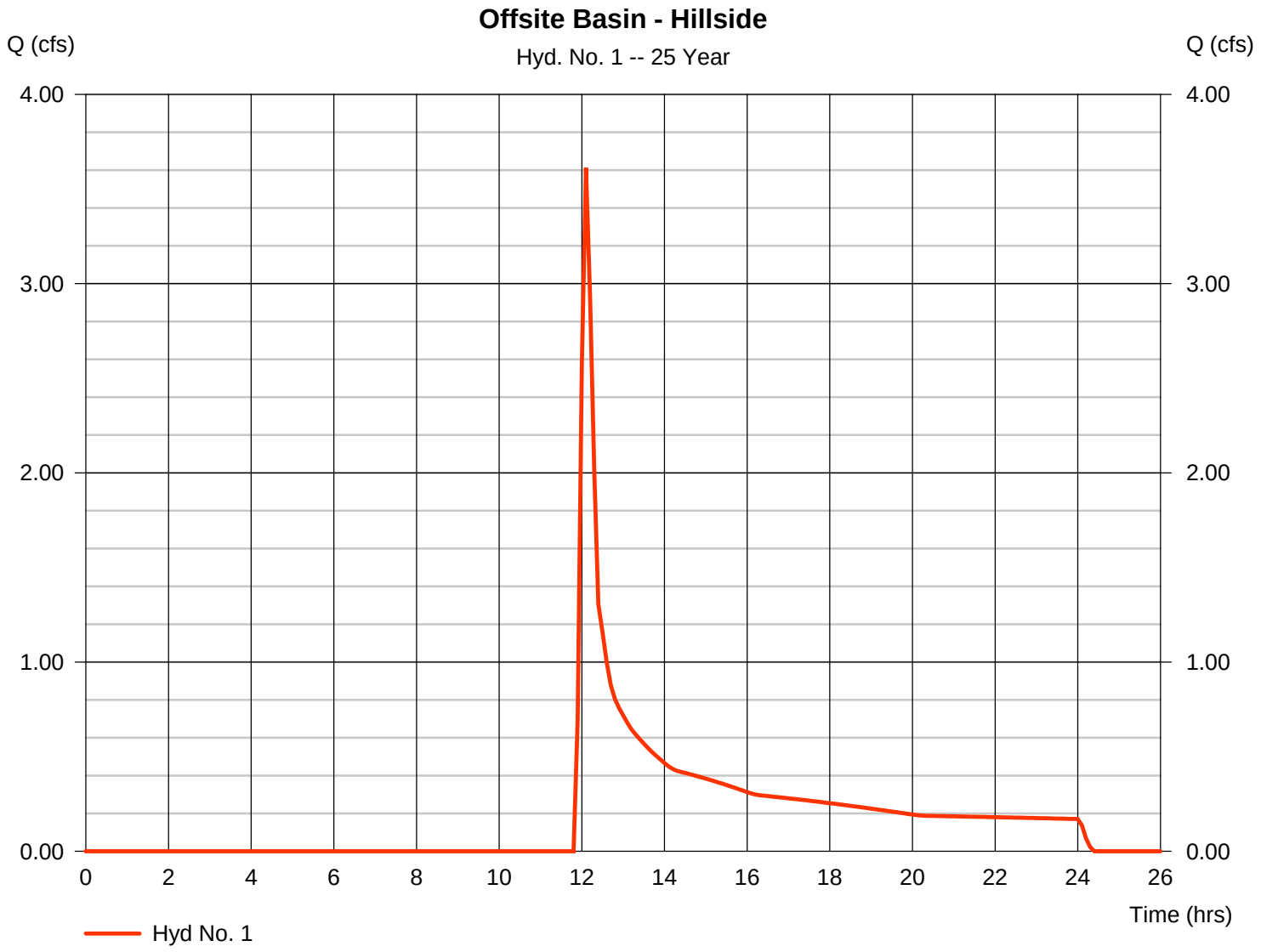
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.612	6	726	17,686	------	------	------	Offsite Basin - Hillside
2	SCS Runoff	2.268	6	756	20,695	------	------	------	Existing Site
3	Combine	4.396	6	726	38,380	1, 2	------	------	Combined Release to Creek

Hydrograph Report

Hyd. No. 1

Offsite Basin - Hillside

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.612 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.10 hrs
Time interval	=	6 min	Hyd. volume	=	17,686 cuft
Drainage area	=	21.600 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	15.80 min
Total precip.	=	2.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

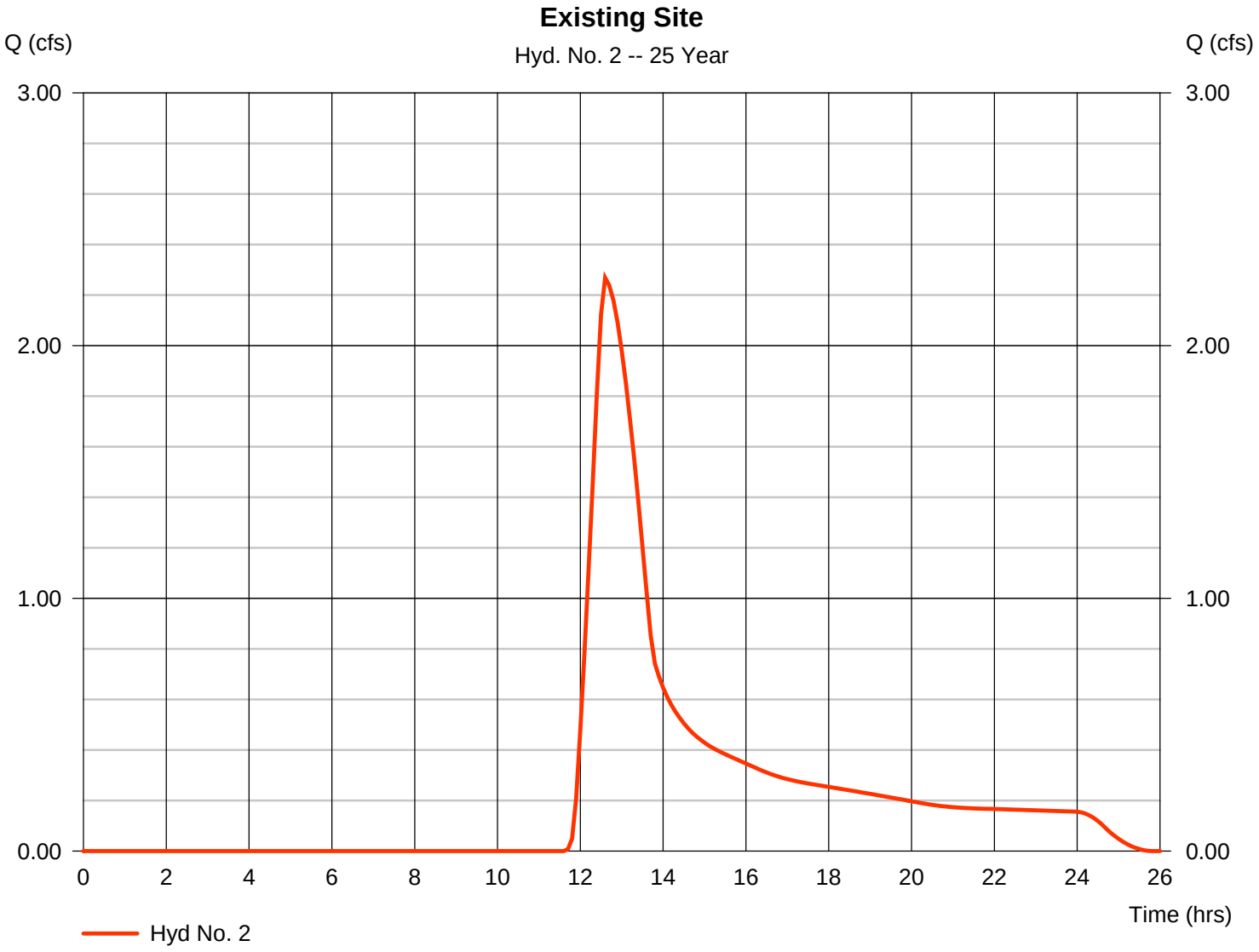


Hydrograph Report

Hyd. No. 2

Existing Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.268 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.60 hrs
Time interval	=	6 min	Hyd. volume	=	20,695 cuft
Drainage area	=	12.500 ac	Curve number	=	77
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	65.40 min
Total precip.	=	2.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

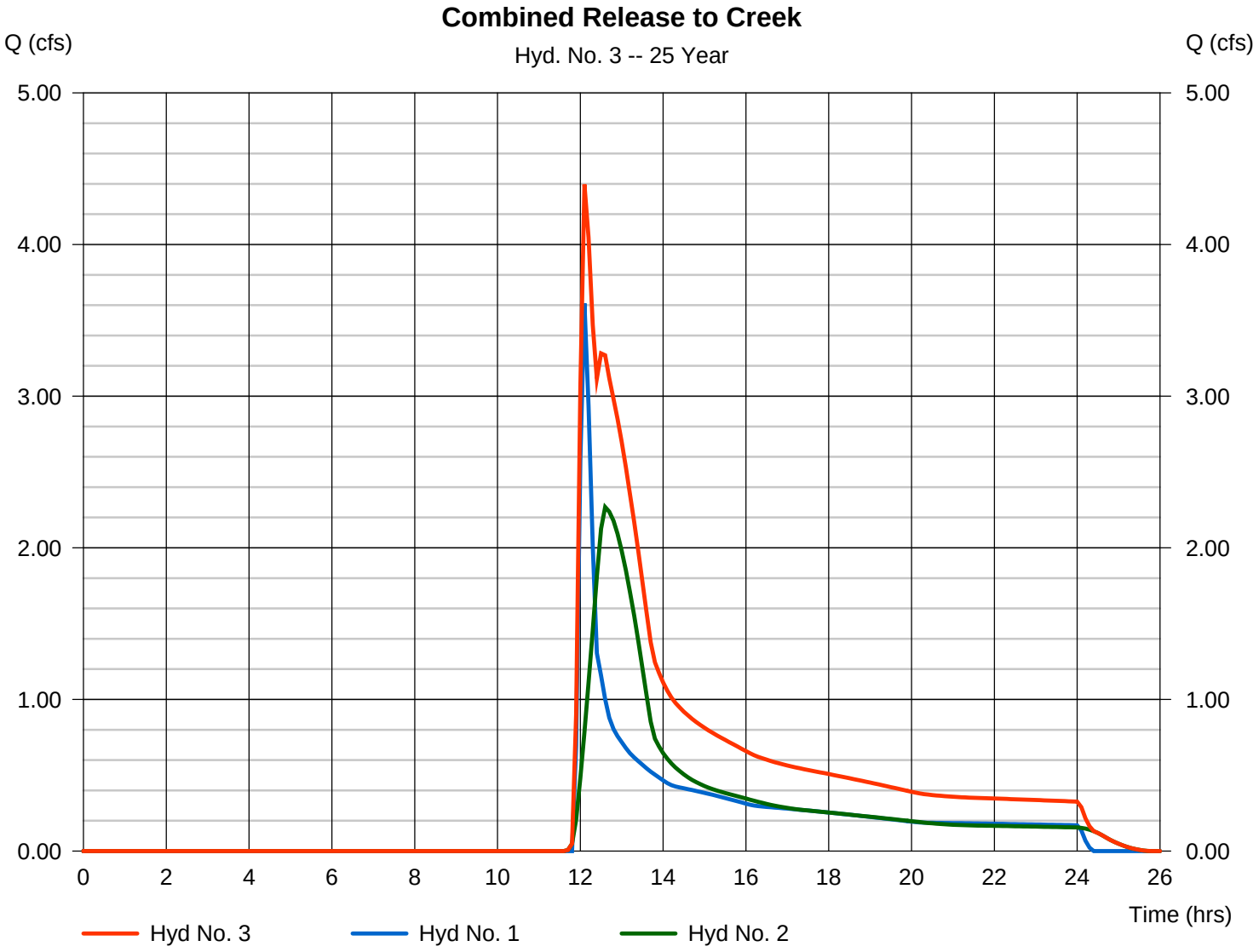


Hydrograph Report

Hyd. No. 3

Combined Release to Creek

Hydrograph type	=	Combine	Peak discharge	=	4.396 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.10 hrs
Time interval	=	6 min	Hyd. volume	=	38,380 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	34.100 ac



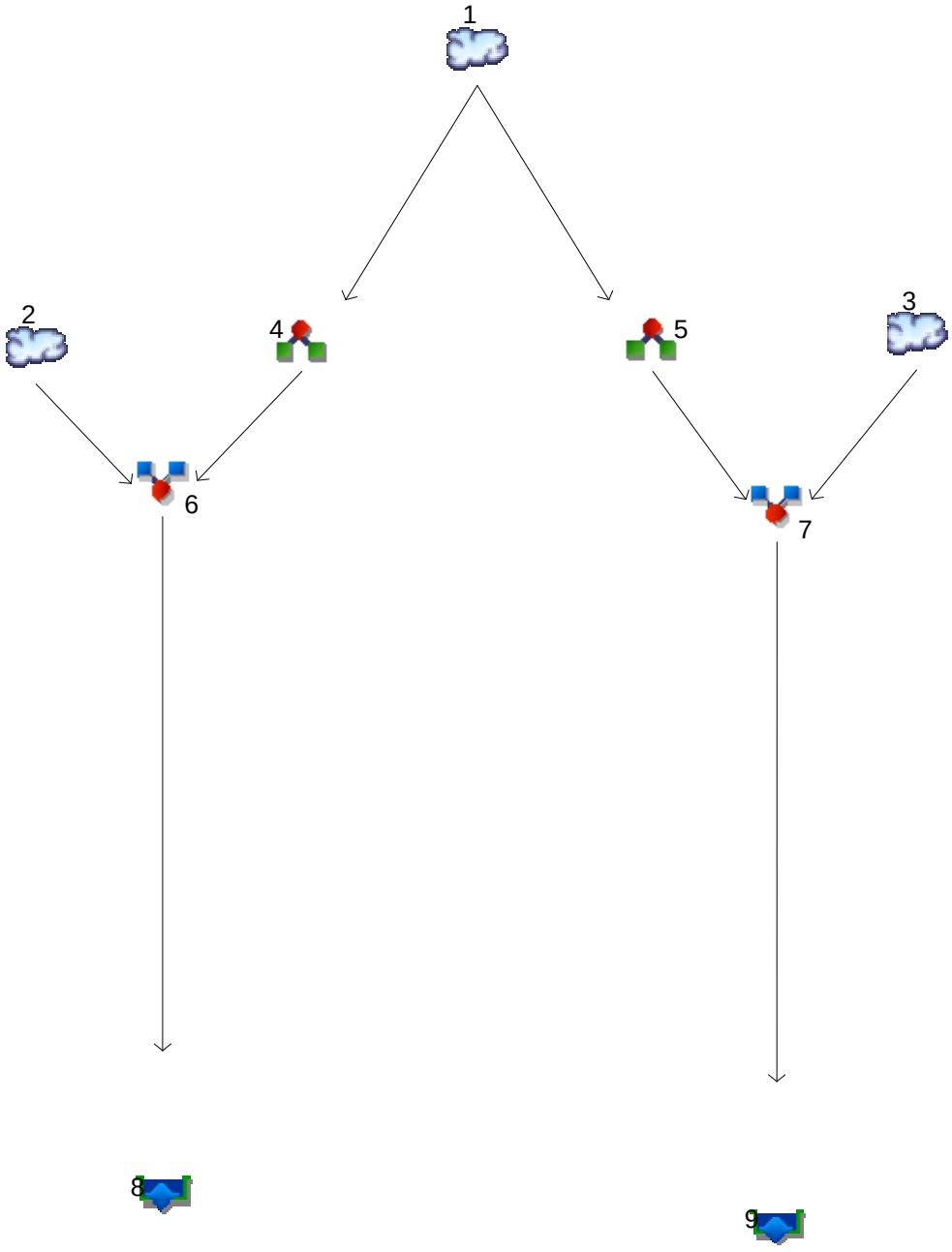
Hydraflow Table of Contents

Concept Prop_new(09-30).gpw

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 Monday, 11 / 28 / 2016

Watershed Model Schematic

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3

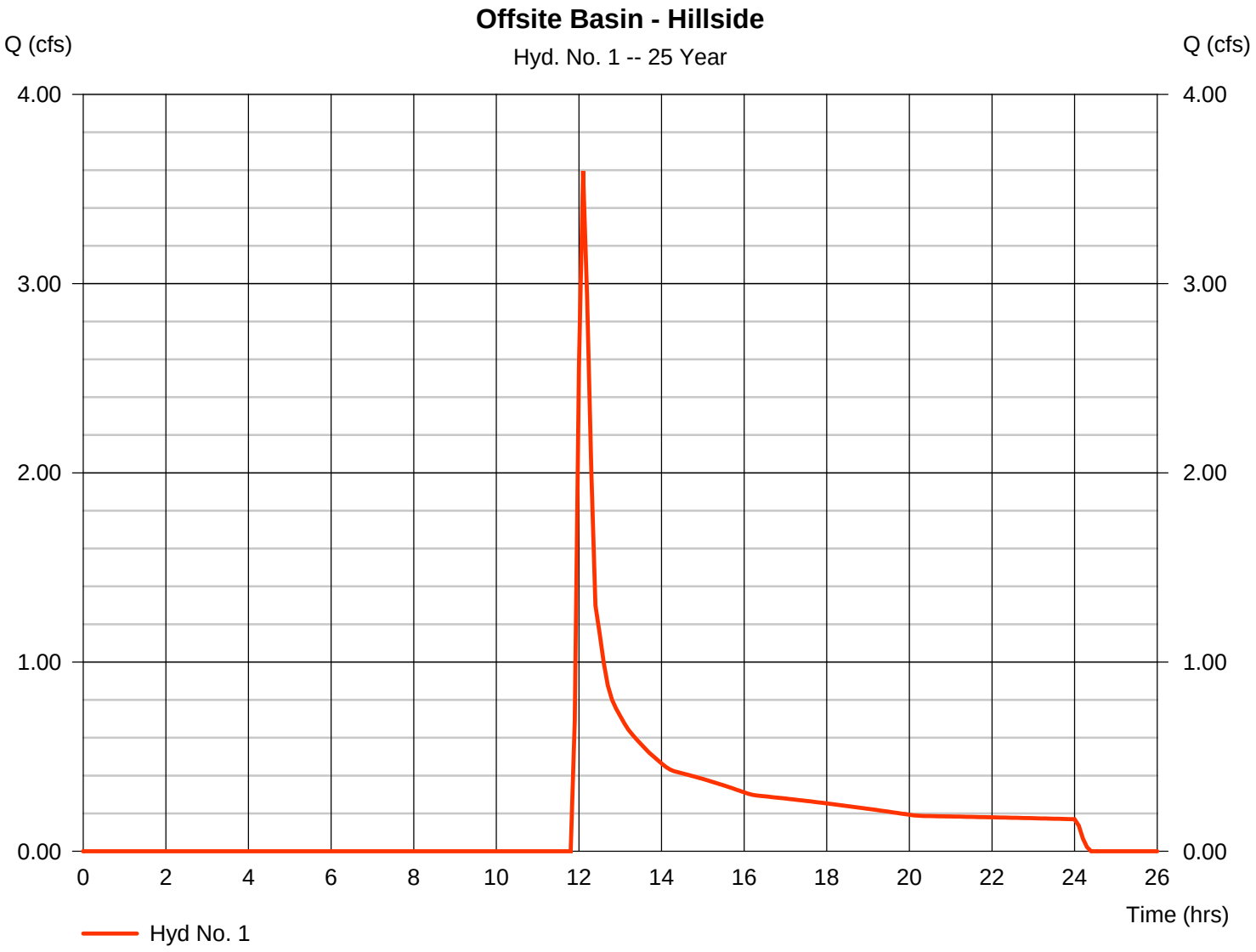
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.595	6	726	17,604	------	------	------	Offsite Basin - Hillside
2	SCS Runoff	1.074	6	756	9,486	------	------	------	DA-1
3	SCS Runoff	1.677	6	744	11,418	------	------	------	DA-2
4	Diversion1	1.798	6	726	8,802	1	------	------	Hillside to DA-1
5	Diversion2	1.798	6	726	8,802	1	------	------	Hillside to DA-2
6	Combine	2.183	6	726	18,288	2, 4,	------	------	DA-1 with Hillside
7	Combine	2.737	6	732	20,437	3, 5,	------	------	DA-2 with Hillside
8	Reservoir	1.416	6	768	14,869	6	1.29	4,161	Swale 1
9	Reservoir	1.419	6	774	14,877	7	1.49	6,516	Swale 2

Hydrograph Report

Hyd. No. 1

Offsite Basin - Hillside

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.595 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.10 hrs
Time interval	=	6 min	Hyd. volume	=	17,604 cuft
Drainage area	=	21.500 ac	Curve number	=	70
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	15.80 min
Total precip.	=	2.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



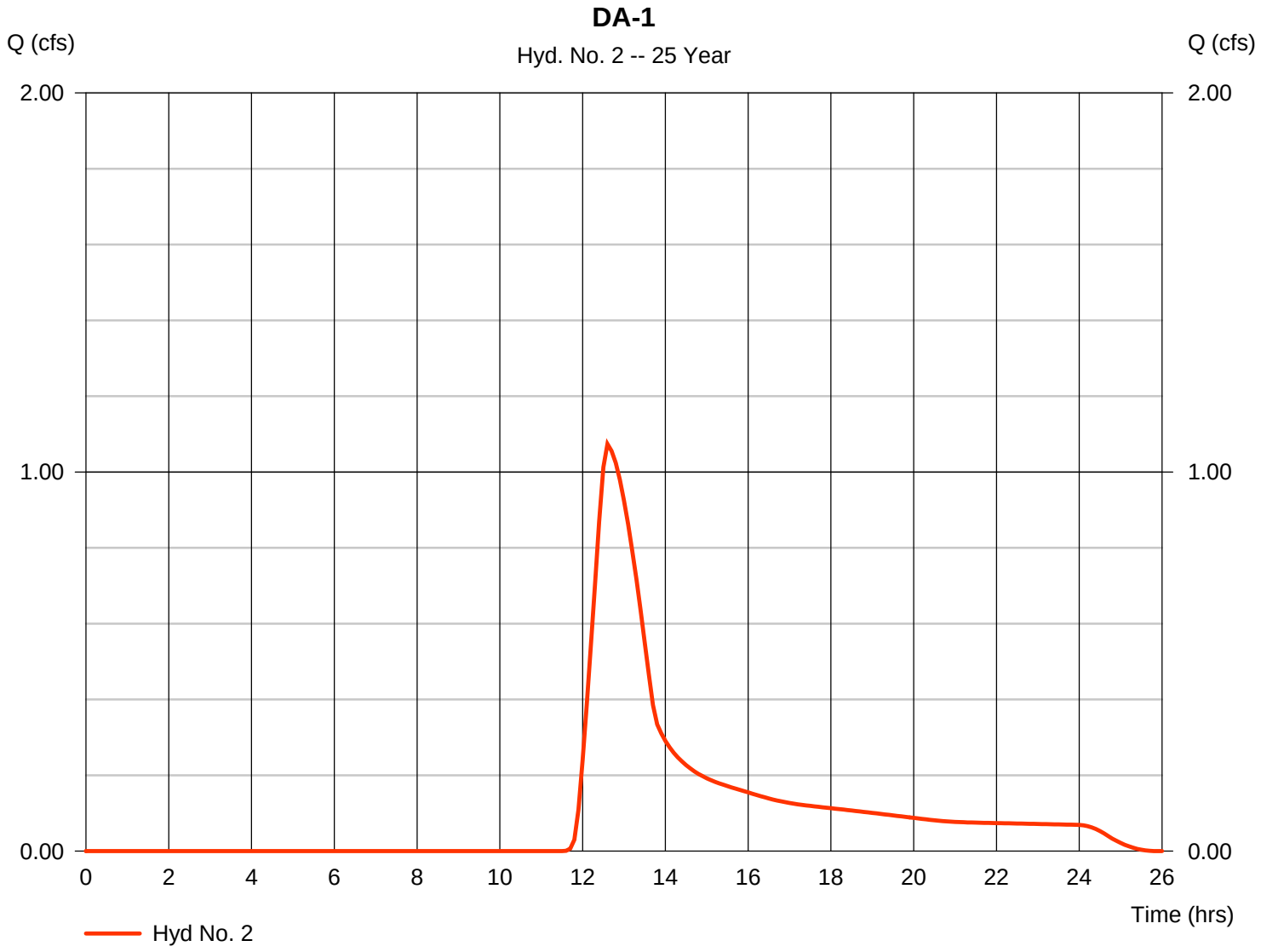
Hydrograph Report

Hyd. No. 2

DA-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.074 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.60 hrs
Time interval	=	6 min	Hyd. volume	=	9,486 cuft
Drainage area	=	5.300 ac	Curve number	=	78*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	61.60 min
Total precip.	=	2.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(2.630 x 98) + (1.300 x 77) + (4.980 x 68)] / 5.300



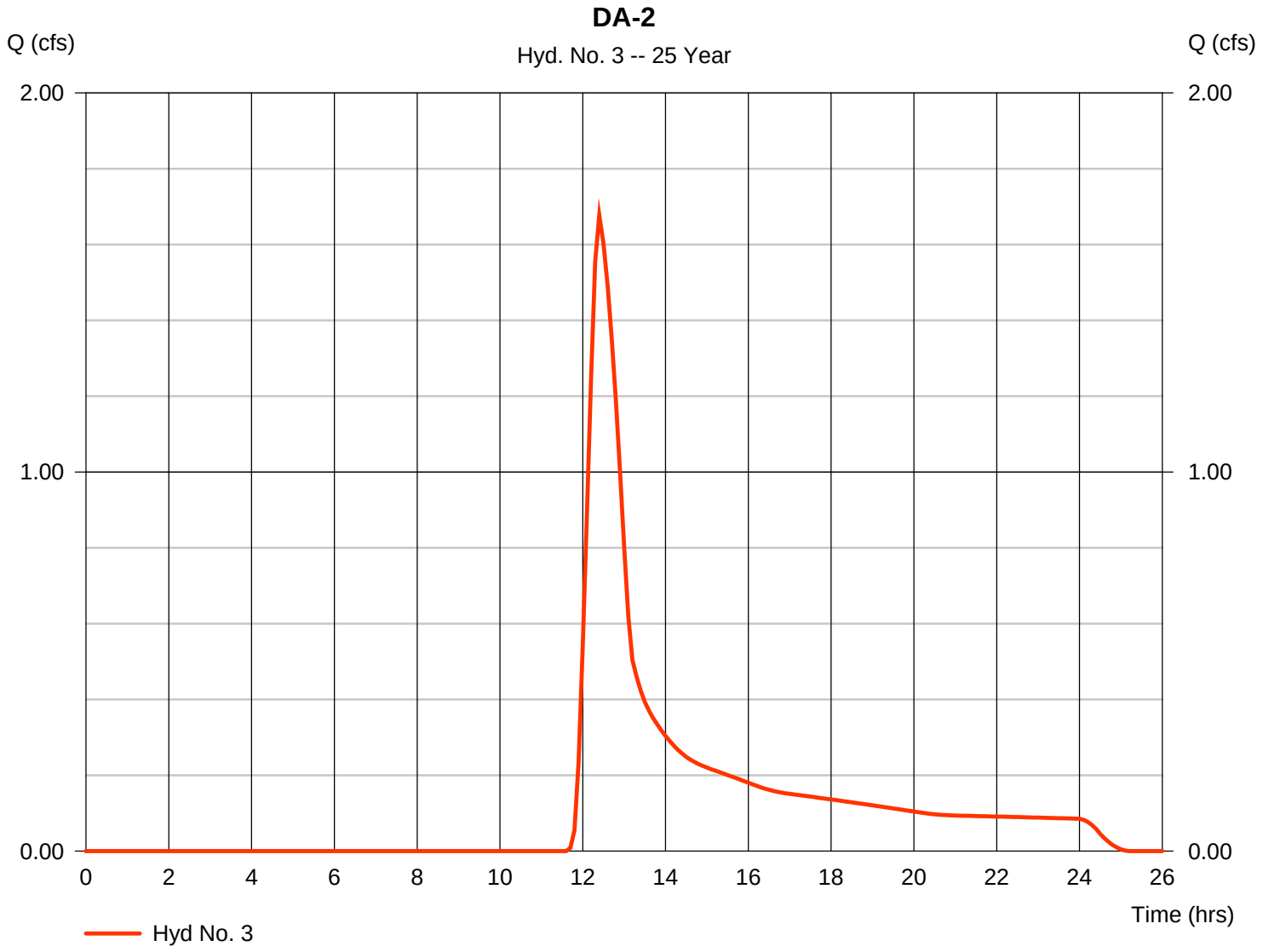
Hydrograph Report

Hyd. No. 3

DA-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.677 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.40 hrs
Time interval	=	6 min	Hyd. volume	=	11,418 cuft
Drainage area	=	7.200 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	49.00 min
Total precip.	=	2.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.810 x 77) + (4.040 x 98) + (9.190 x 68)] / 7.200

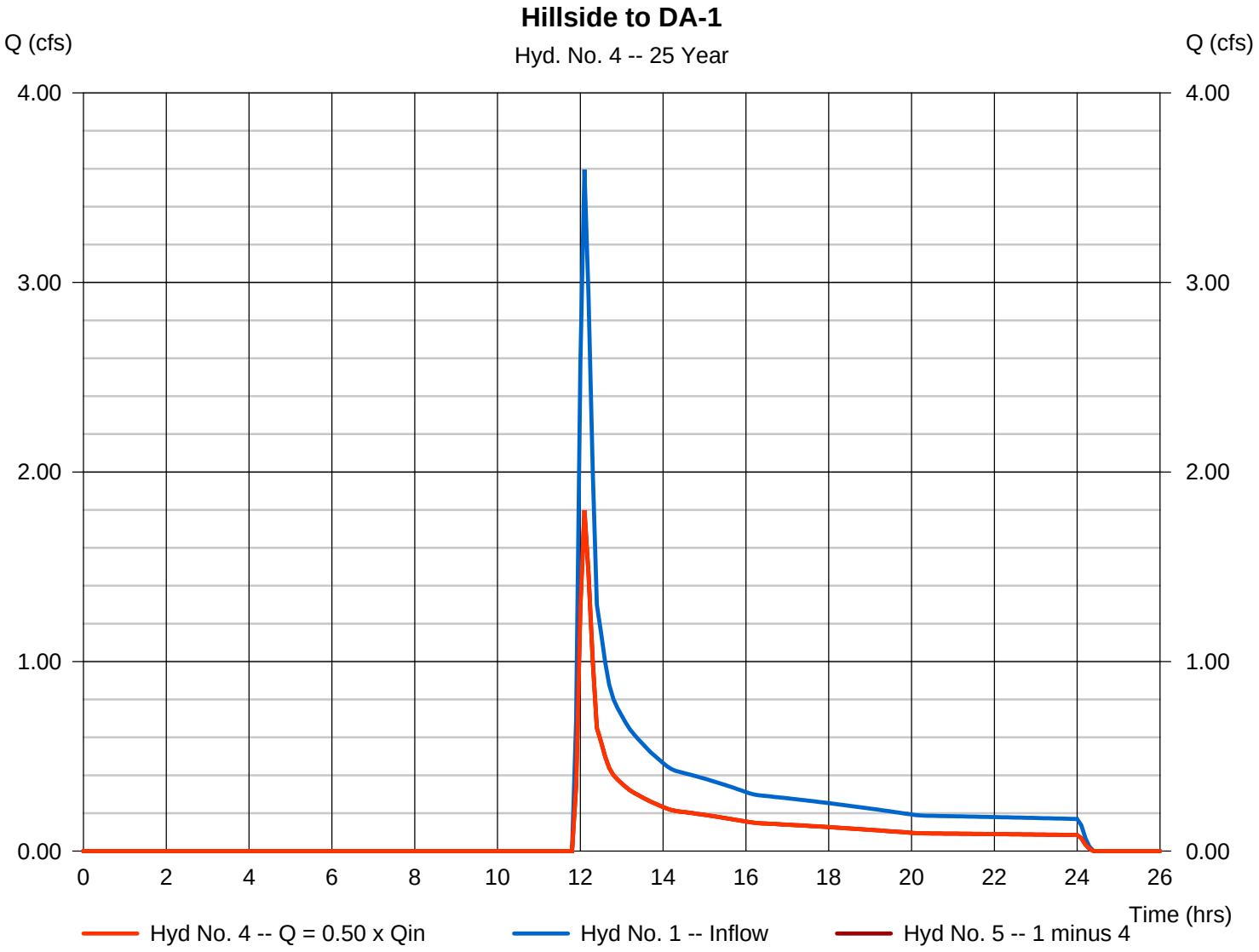


Hydrograph Report

Hyd. No. 4

Hillside to DA-1

Hydrograph type	= Diversion1	Peak discharge	= 1.798 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.10 hrs
Time interval	= 6 min	Hyd. volume	= 8,802 cuft
Inflow hydrograph	= 1 - Offsite Basin - Hillside	2nd diverted hyd.	= 5
Diversion method	= Flow Ratio	Flow ratio	= 0.50

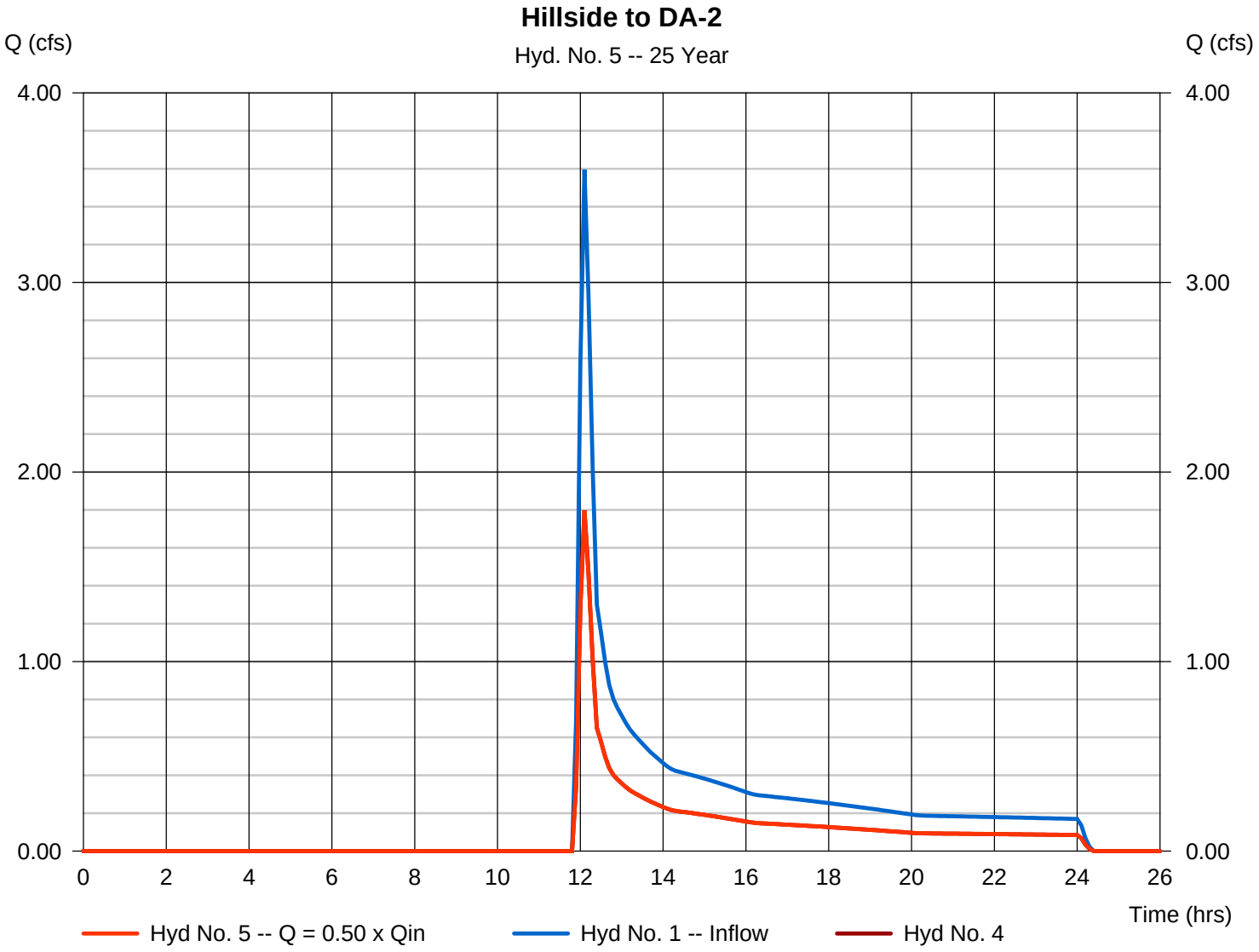


Hydrograph Report

Hyd. No. 5

Hillside to DA-2

Hydrograph type	= Diversion2	Peak discharge	= 1.798 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.10 hrs
Time interval	= 6 min	Hyd. volume	= 8,802 cuft
Inflow hydrograph	= 1 - Offsite Basin - Hillside	2nd diverted hyd.	= 4
Diversion method	= Flow Ratio	Flow ratio	= 0.50

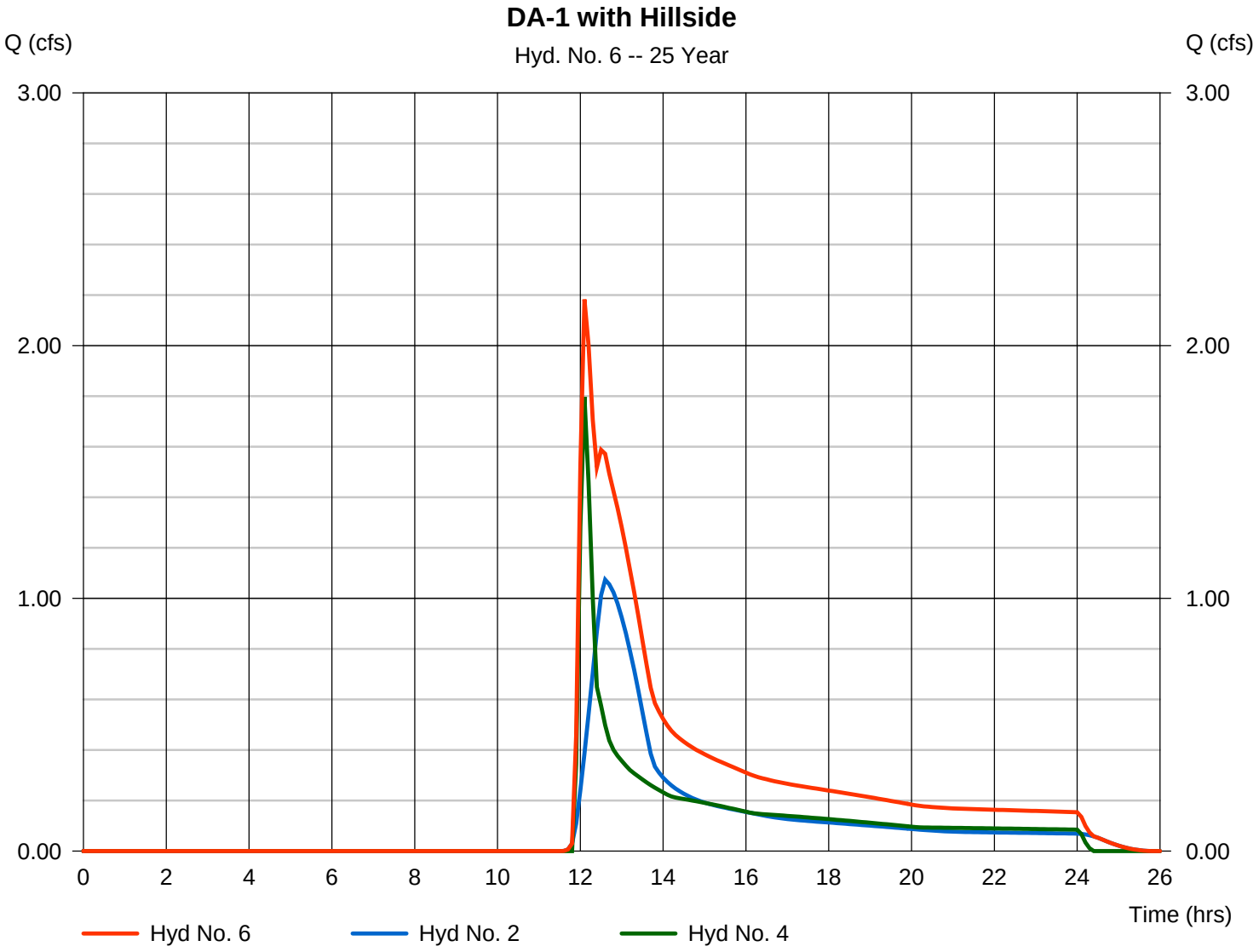


Hydrograph Report

Hyd. No. 6

DA-1 with Hillside

Hydrograph type	=	Combine	Peak discharge	=	2.183 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.10 hrs
Time interval	=	6 min	Hyd. volume	=	18,288 cuft
Inflow hyds.	=	2, 4	Contrib. drain. area	=	5.300 ac

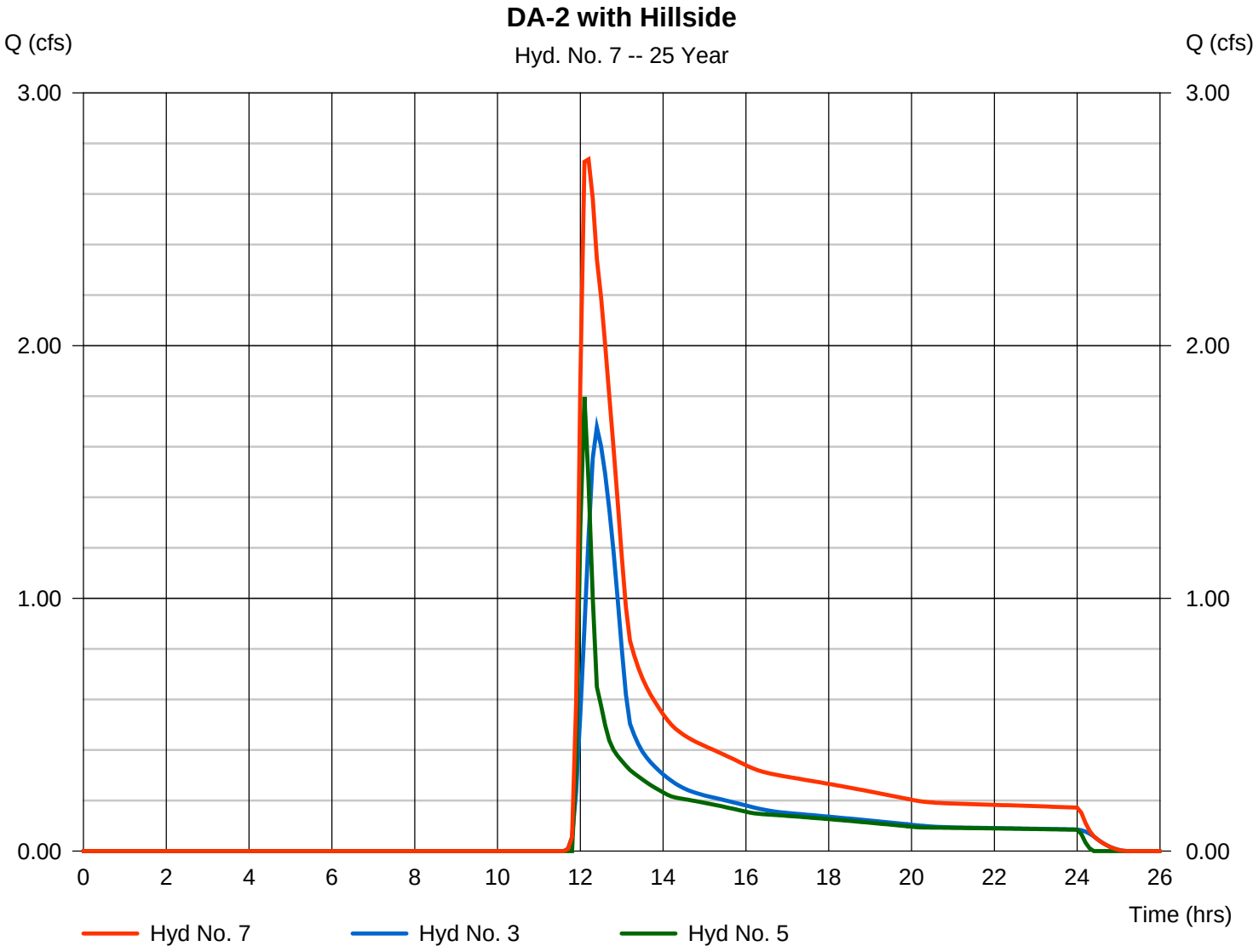


Hydrograph Report

Hyd. No. 7

DA-2 with Hillside

Hydrograph type	=	Combine	Peak discharge	=	2.737 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.20 hrs
Time interval	=	6 min	Hyd. volume	=	20,437 cuft
Inflow hyds.	=	3, 5	Contrib. drain. area	=	7.200 ac



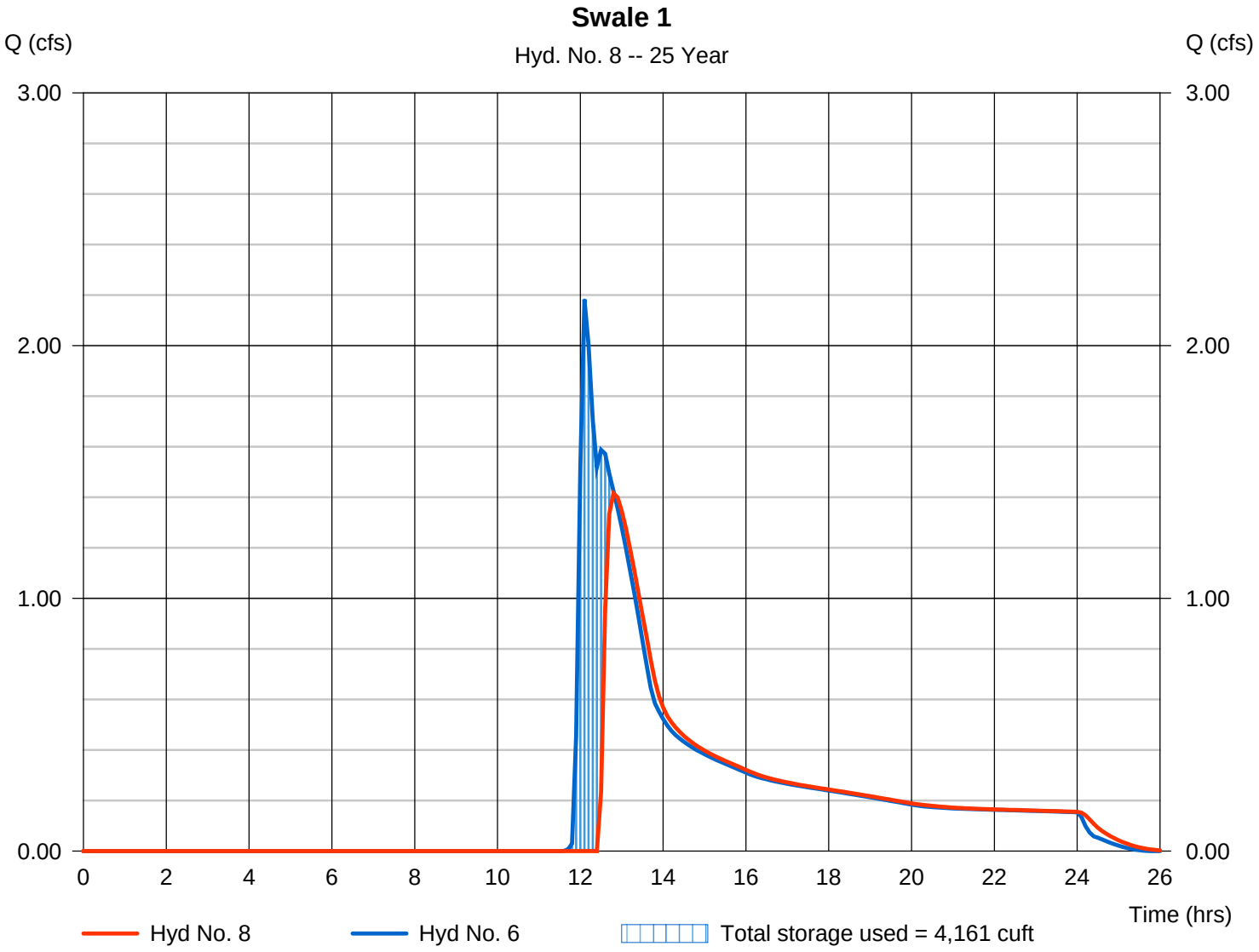
Hydrograph Report

Hyd. No. 8

Swale 1

Hydrograph type	=	Reservoir	Peak discharge	=	1.416 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.80 hrs
Time interval	=	6 min	Hyd. volume	=	14,869 cuft
Inflow hyd. No.	=	6 - DA-1 with Hillside	Max. Elevation	=	1.29 ft
Reservoir name	=	Swale 1	Max. Storage	=	4,161 cuft

Storage Indication method used.



Pond Report

Pond No. 1 - Swale 1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 0.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	0.00	2,500	0	0
1.00	1.00	3,564	3,032	3,032
1.50	1.50	4,144	1,927	4,959

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .000	.000	.000	n/a
Orifice Coeff.	= 0.00	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

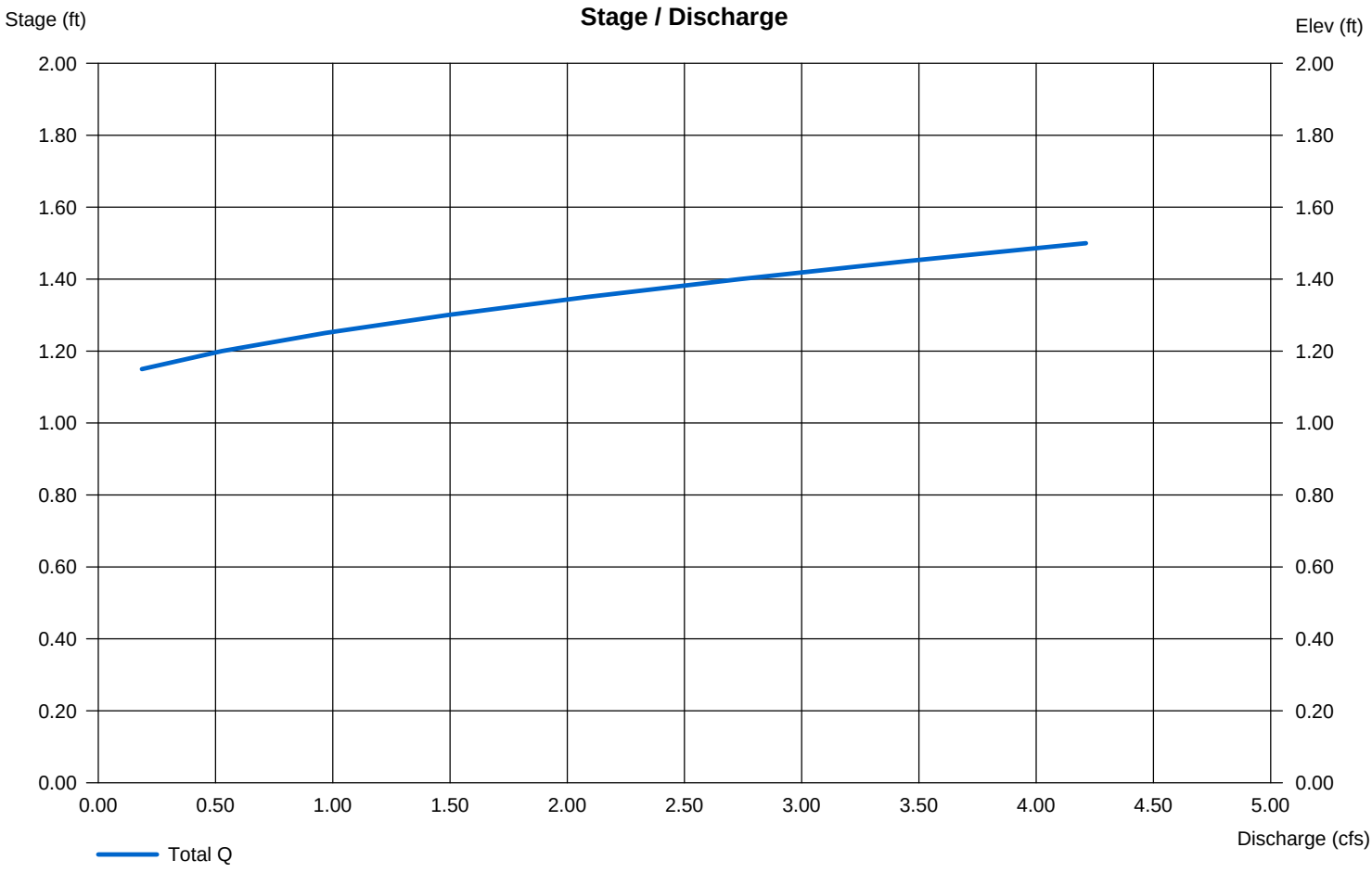
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 1.10	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



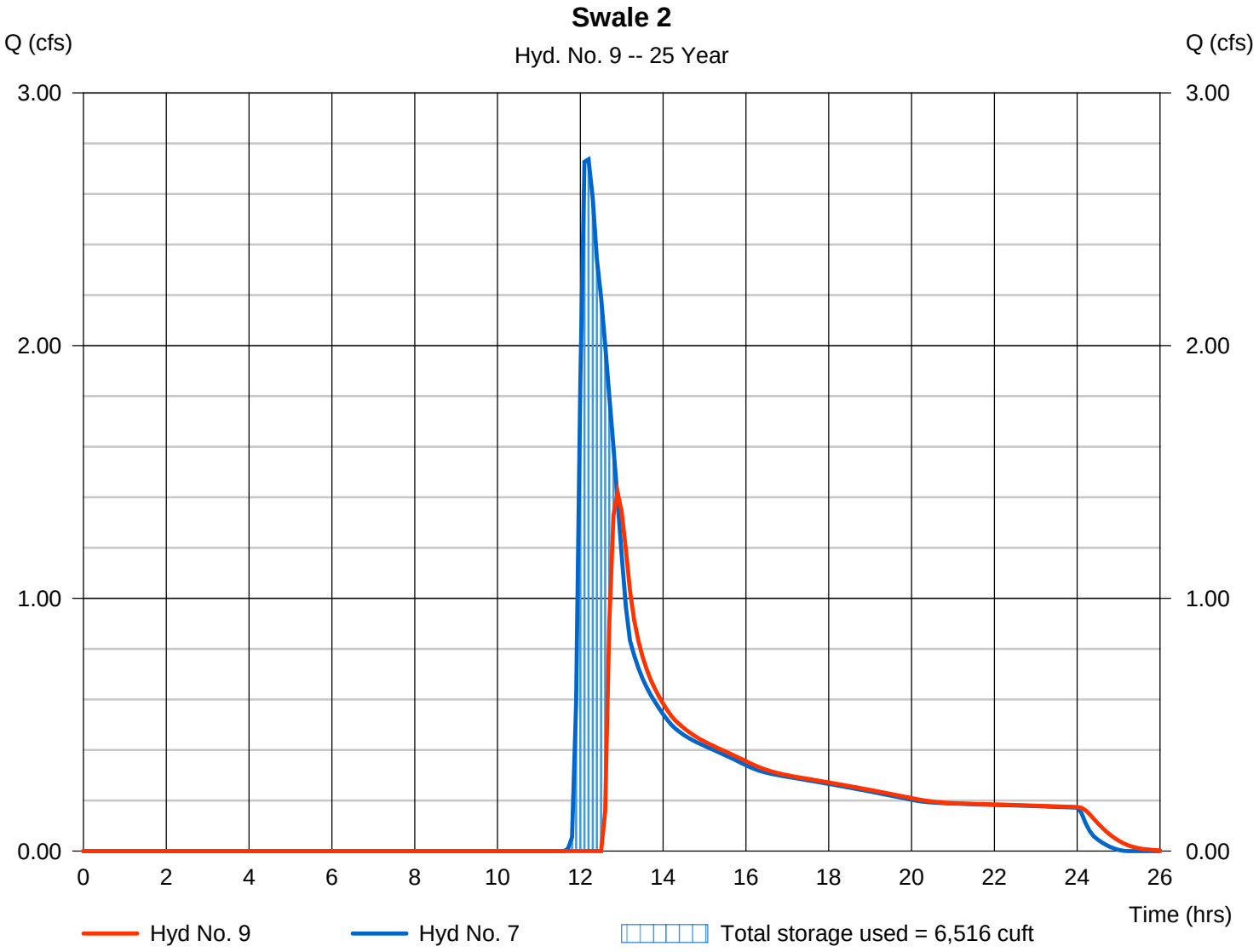
Hydrograph Report

Hyd. No. 9

Swale 2

Hydrograph type	=	Reservoir	Peak discharge	=	1.419 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.90 hrs
Time interval	=	6 min	Hyd. volume	=	14,877 cuft
Inflow hyd. No.	=	7 - DA-2 with Hillside	Max. Elevation	=	1.49 ft
Reservoir name	=	Swale 2	Max. Storage	=	6,516 cuft

Storage Indication method used.



Pond Report

Pond No. 2 - Swale 2

Pond Data

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	0.00	3,500	0	0
1.00	1.00	4,644	4,072	4,072
1.50	1.50	5,264	2,477	6,549

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .000	.000	.000	n/a
Orifice Coeff.	= 0.00	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

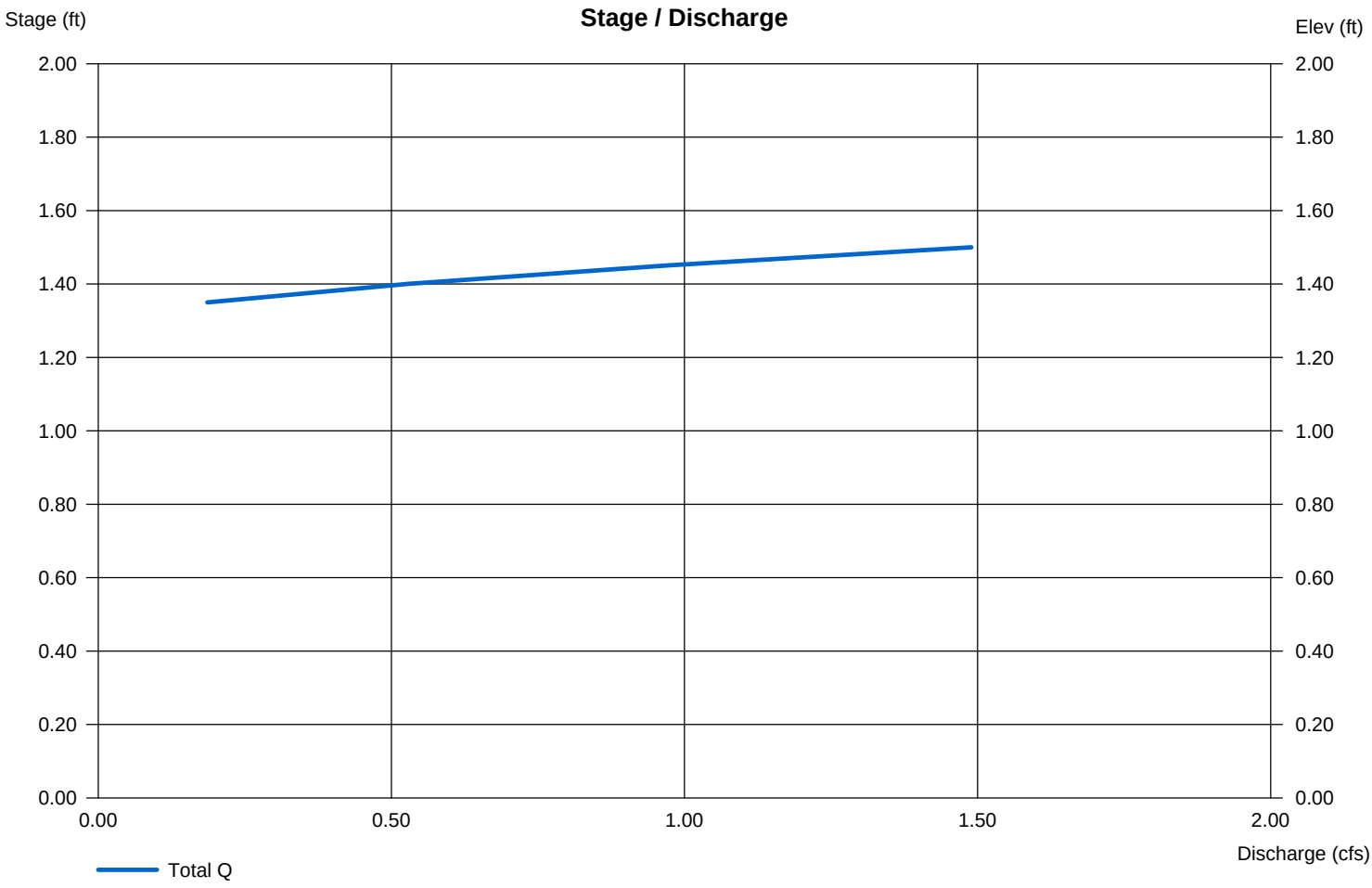
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 1.30	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Back to Agenda

CONCEPT PLAN
DEEP PINE OVERLOOK

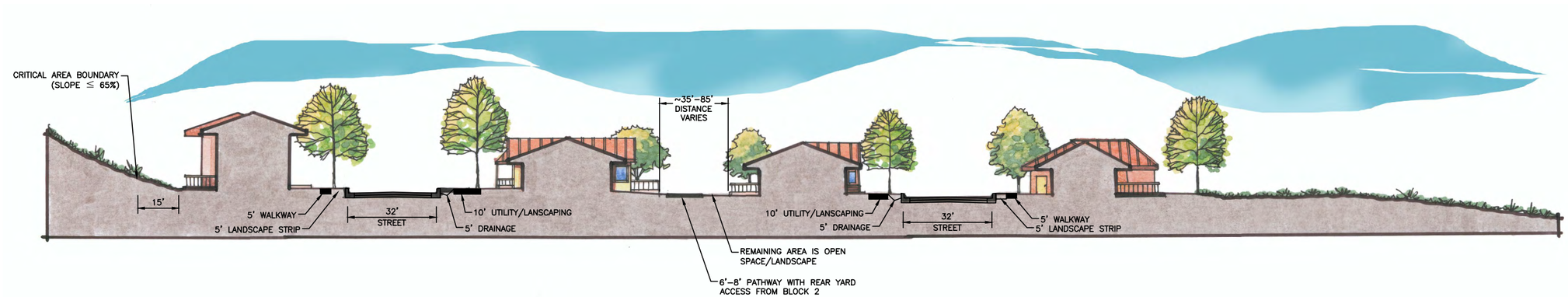
BEING A PLAN UNIT DEVELOPMENT OF A PART OF
THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 25, RANGE 42 EAST, W.M.
AND A PART OF
THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 25, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



CONCEPT ELEVATION VIEW – NTS

ZAK CORY SARGENT
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www.stantec.com

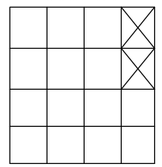
PROJECT:

DEEP PINE OVERLOOK

PLANNED UNIT DEVELOPMENT

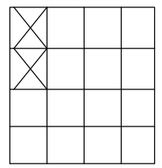
City of Spokane, WA

SECTION INDEX



SEC. 36, T. 25 N. R. 42 E.W.M.

SECTION INDEX



SEC. 31, T. 25 N. R. 43 E.W.M.

Project Mgr.	AEG	
Drawn	ZCS	
Drawn		
Checked	AEG	REW
Date	03/20/2018	

CAD File: CONCEPT-PLAN.dwg

Sheet Contents: CONCEPT PLAN

Sheet No.: 1 OF 1

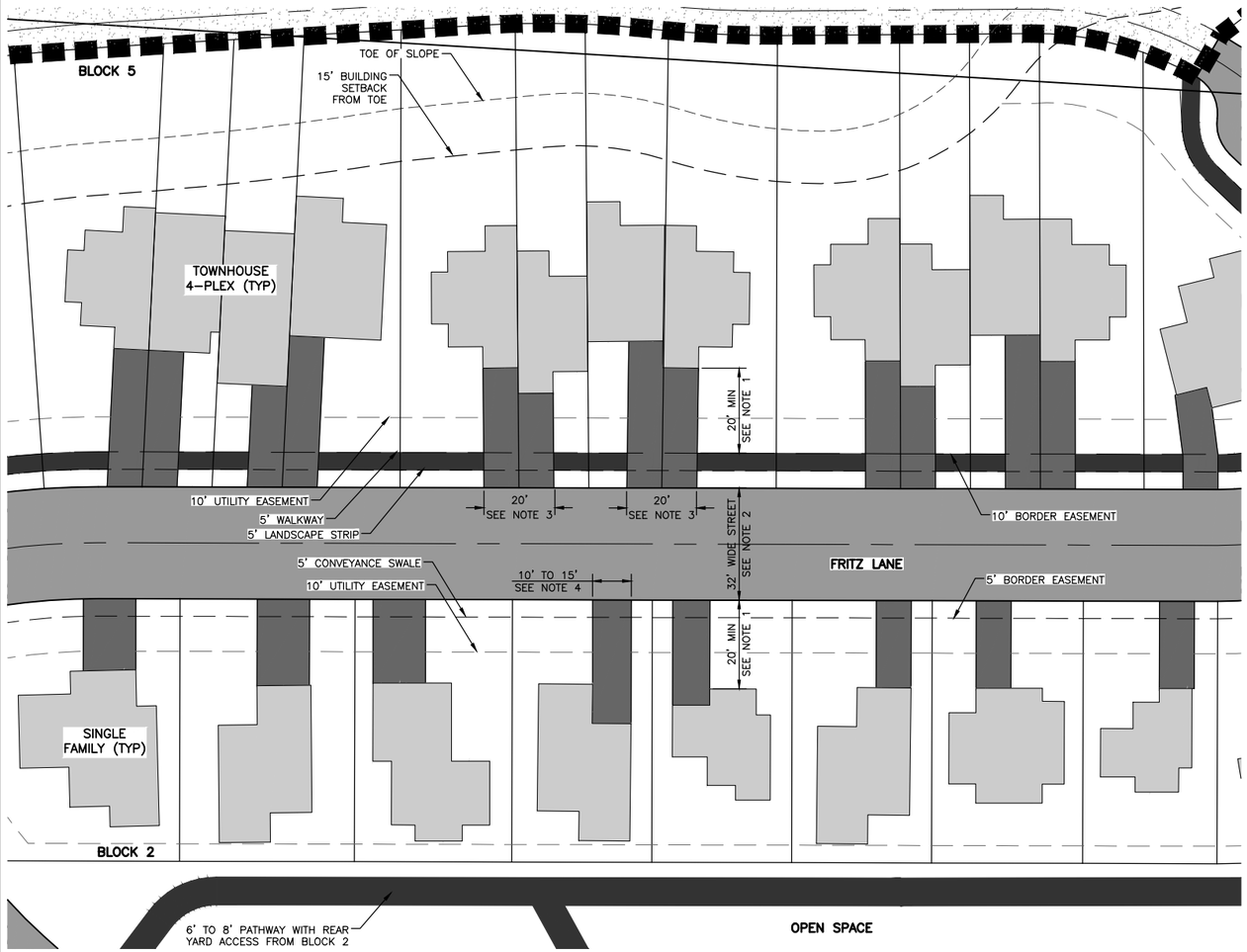
STANTEC W.O. 2047053900

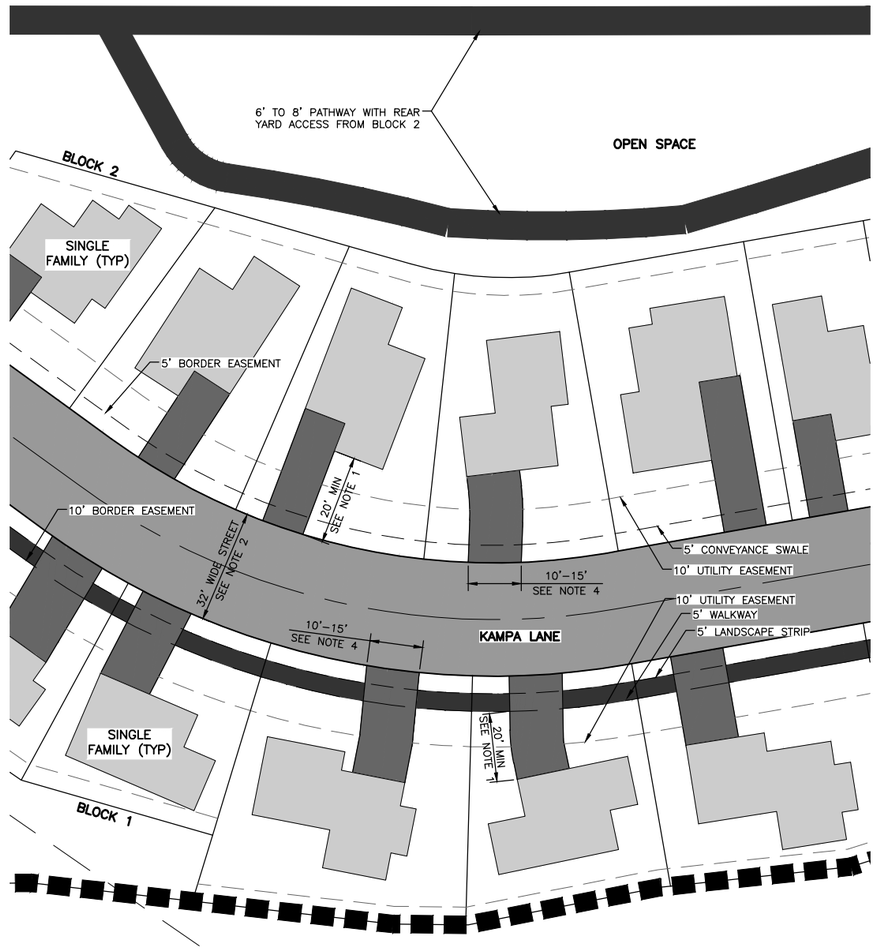
TYPICAL DRIVEWAY AND PATH PLAN
DEEP PINE OVERLOOK

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





NOTES:

1. WHERE WALKWAYS ARE IN FRONT OF BUILDING, A MINIMUM OF 20' OF CLEARANCE SHALL BE PROVIDED FROM BACK OF WALK TO GARAGE ENTRY. WHERE PATHWAYS ARE PROVIDED AT REAR OF HOUSE (BLOCK 2), DRIVEWAYS SHALL HAVE A MINIMUM 20' OF CLEARANCE FROM EDGE OF ROAD. REFER TO PRELIMINARY PLAT FOR ADDITIONAL BUILDING AND DRIVEWAY SETBACK INFORMATION.
2. FRITZ LANE AND KAMPA LANE PROPOSED TO BE 32' WIDE WITH PARKING ON BOTH SIDES OF THE STREET PER SPOKANE MUNICIPAL CODE SECTION 17H.010.070 ITEM B.
3. 2-20' WIDE SHARED ACCESS DRIVEWAYS SHALL BE PROVIDED FOR EACH TOWNHOUSE (EACH 4-PLEX).
4. DRIVEWAYS SHALL RANGE FROM 10' TO 15' WIDE FOR SINGLE FAMILY HOMES DEPENDING ON FRONTAGE AVAILABILITY AND HOME LAYOUT. HOME LAYOUTS ARE CONCEPTUAL BASED ON BUILDING ONVELOPE LIMITS.

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REGISTERED
PROFESSIONAL ENGINEER

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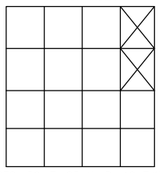
PROJECT:

DEEP PINE OVERLOOK

PLANNED UNIT DEVELOPMENT

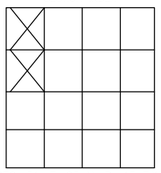
City of Spokane, WA

SECTION INDEX



SEC. 36, T. 25 N. R. 42 E.W.M.

SECTION INDEX



SEC. 31, T. 25 N. R. 43 E.W.M.

Project Mgr.	AEG	
Drawn	ZCS	
Drawn		
Checked	AEG	REW
Date	03/20/2018	

CAD File: CONCEPT-DRIVE.dwg

Sheet Contents: DRIVEWAY\PATHS

Sheet No.: 1 OF 1

STANTEC W.O. 2047053900

FILE: U:\2047053900\DRAWING\C\SHEETS\1226800-5-CONCEPT-DRIVE-WALK-HALF.DWG PLOTTED: Apr 1, 2019 - 1:48:07 PM (Sargent, Zak)

Deep Pine Overlook PUD/SCUP
Additional 3D Rendering (showing massing and spatial relationships between major site elements and all surrounding properties within 200')

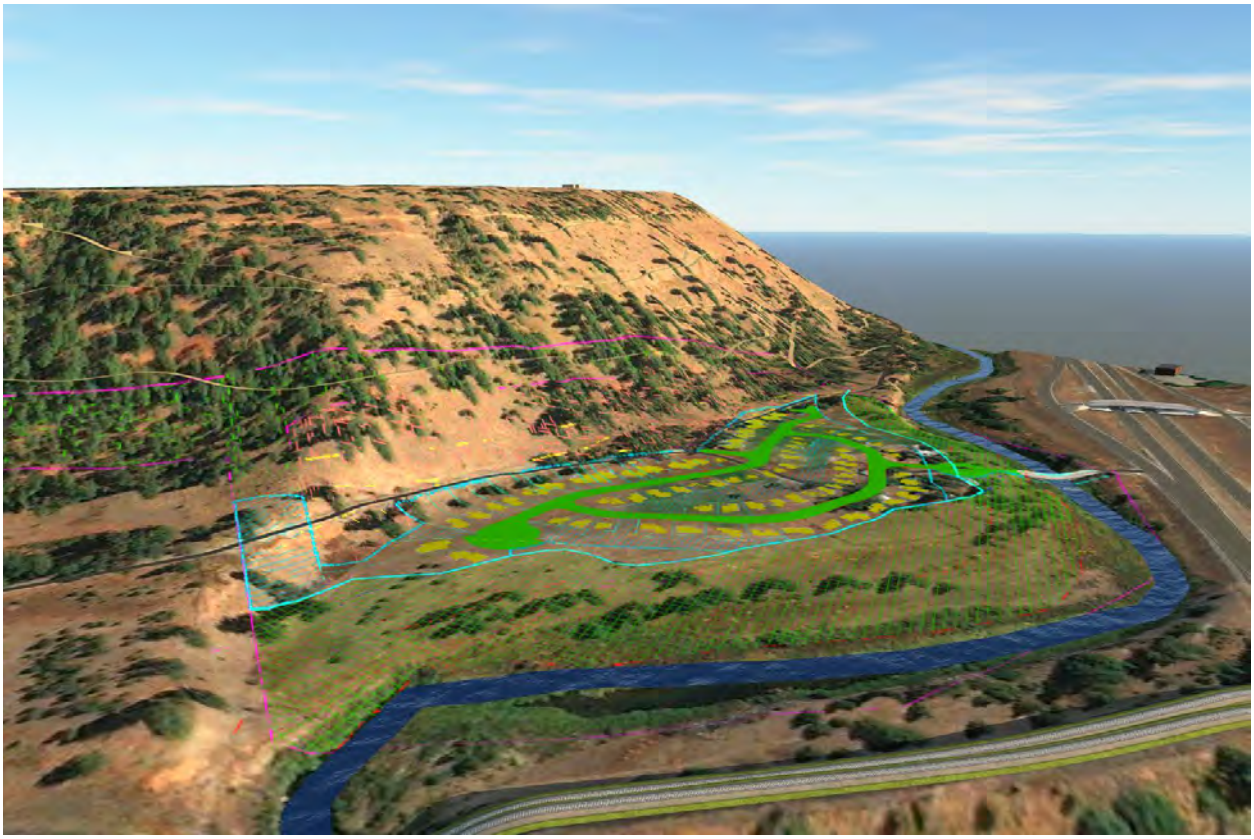


Figure 1. Aerial View from Northwest (looking south)

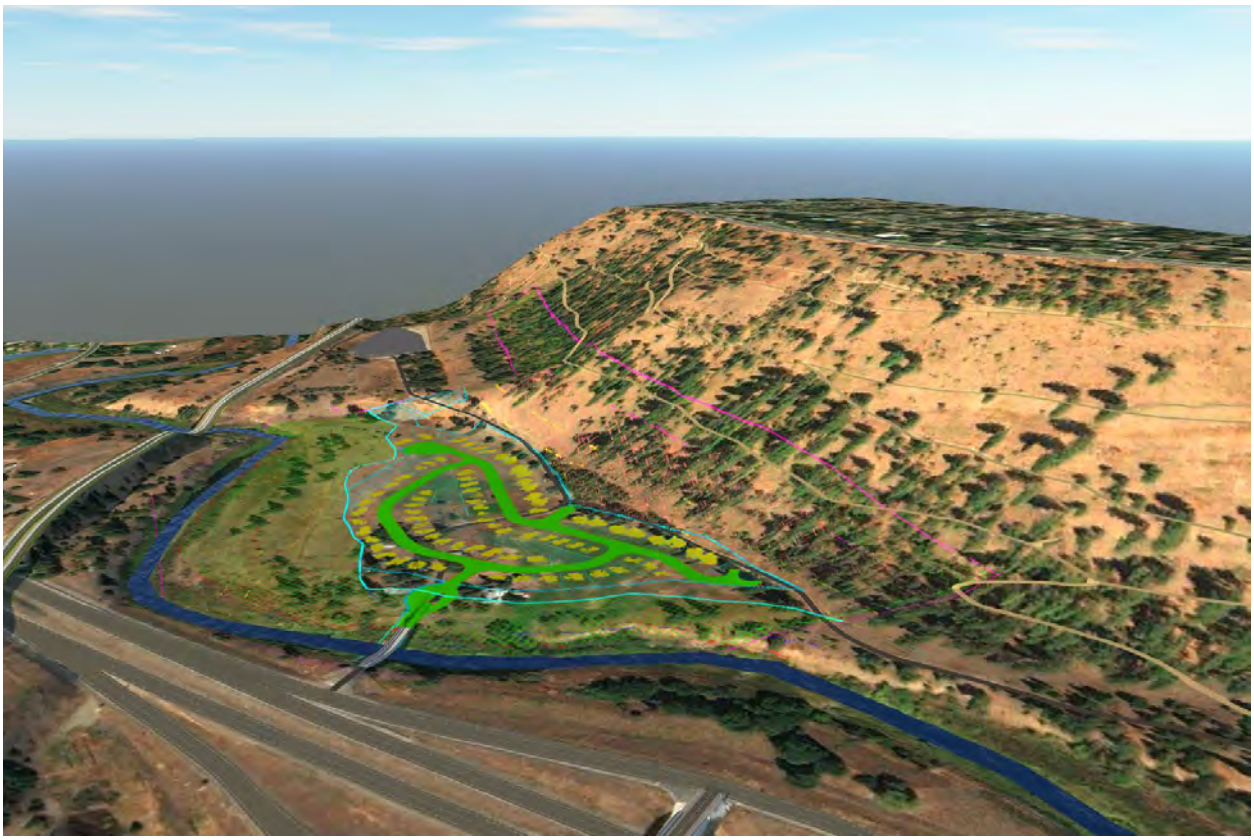


Figure 2. Aerial View from Southeast (looking north)

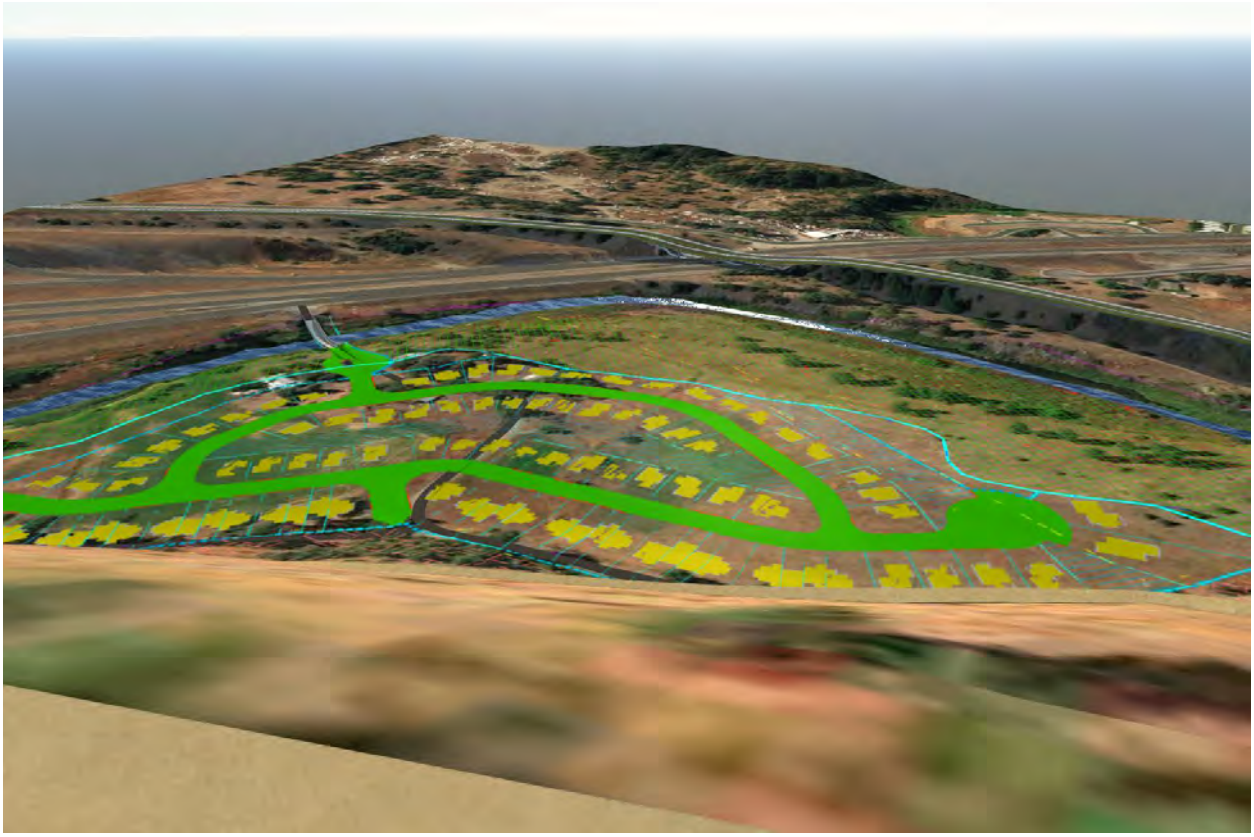


Figure 3. View from Top of High Drive Bluff Park (looking west, down to PUD)

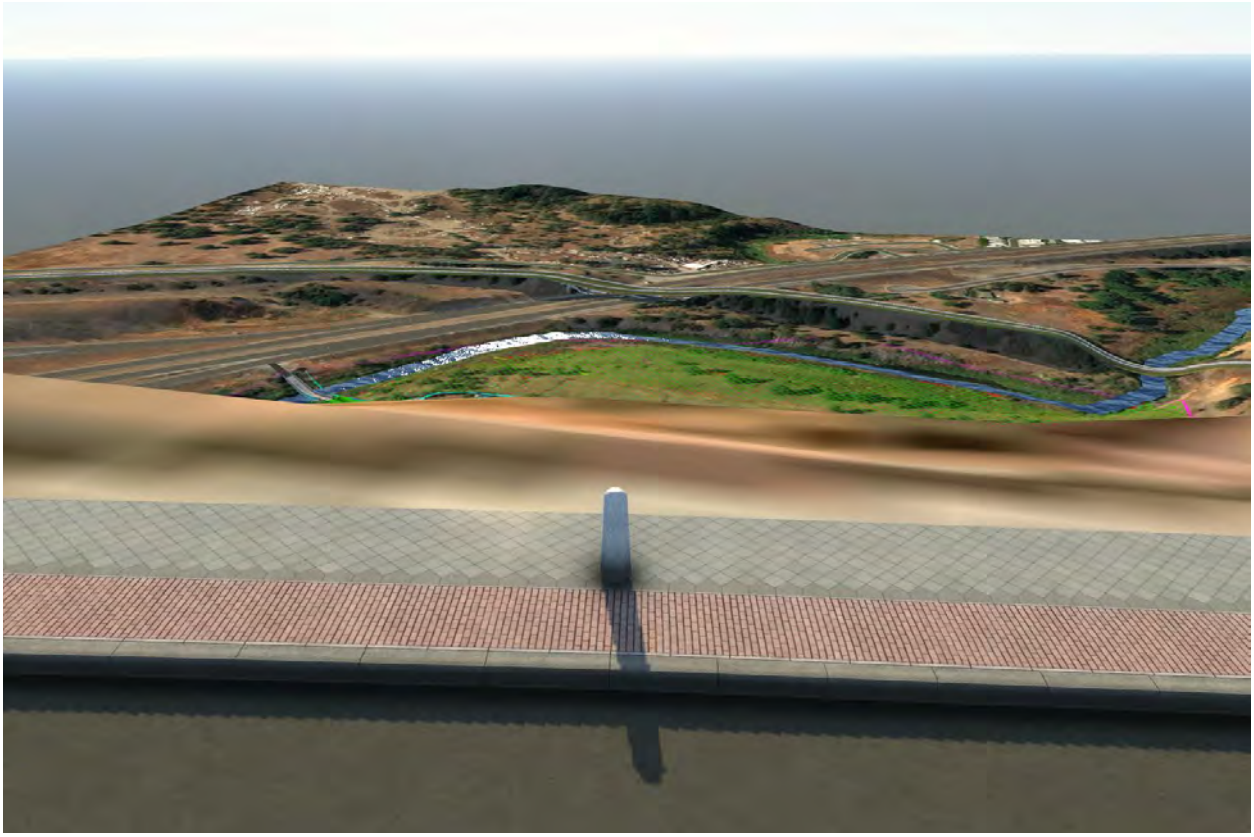


Figure 4. View from High Drive (looking west)

Back to Agenda

Riverfront Park

North Bank Playground

Submittal #2

Design Review Board

Site Development and Project Overview

The North Bank Project is the fifth and final component of the Riverfront Park Redevelopment Program that will complete the master plan improvements that also include the Recreational Rink and Skyride Facility, Looff Carrousel, US Pavilion, and Howard St Promenade. The North Bank site, approximately six (6) acres in size, is located within the downtown area of the City of Spokane, Washington between Howard St and Washington St immediately north of the Spokane River's North Channel; the northern boundary is comprised of a basalt bluff approximately 450' from the ordinary high water mark, with the Centennial Trial and the Spokane River on the south boundary. The site currently includes managed public parking and houses a +_ 7,500 S.F. maintenance and operations facilities/yard (M/O) that services the entire Riverfront Park. Other structures on the site include a large wood construction shelter, existing masonry restrooms, and a historic entry shelter that remains from Expo 74, also of wood construction.

The signature improvement for this project will be a Regional Playground themed on the Ice Age Floods of Great Lake Missoula and their influences that shaped our regions geology, waterways, and landforms. The playground will be designed to a one (1) acre minimum size and developed to incorporate both play and educational opportunities for children aged 2-12 years old, with inclusive participation being a priority for all visitors. The project will also include/improve park & open space with pathways, landscape planting and irrigation, wheels park, lighting, electrical. The project is also contemplating the development of a featured basketball court and Maintenance & Operations facility. Transitions to the Howard St Promenade will border the west end of the project and the improvements will include standards that have been established as part of the Riverfront Park Master Plan to ensure consistency of site furnishings, signage, irrigation, lighting, and building systems. Parking improvements are anticipated to provide up to 158 paved parking stalls that will serve the Playground. As stated above, demolition, and replacement and relocation of the M/O facility with new utility services is may be part of the project. Street/curb/sidewalk improvements to two access points to the site from Washington St are planned; no new signalization is planned as part of this work.

The site is north and adjacent to the Spokane River and the majority of the site is within the Shoreline Jurisdiction. Former industrial activities on-site have left behind contaminated the soils with fuel, PAHs, and in some places, lead. Stormwater is not allowed to infiltrate into contaminated subsurface soils but may be treated and conveyed to existing outfalls. The proposed SportsPlex project is under design for the property immediately north of the park site, on top of the 20' basalt bluff. Design Team Coordination of the two adjacent projects is ongoing an effort are being made to pursue opportunities to connect the two projects both physically and aesthetically. The North Bank Playground Project will be making provisions to accept clean stormwater from the Sportsplex roof system and providing design, facilities and structures to convey stormwater to an existing outfall.

Project Changes Since Collaborative Workshop #1

The most significant design change that has occurred from the preferred site plan submitted as part of DRB package #1 is the re-location of the Operations and Maintenance building (O&M). Originally the building was planned to border Washington Street ROW. The O&M facility location is now planned directly west of the existing Homeland Security parking lot and directly south of the existing 20' basalt bluff. The change was intended to align the site plan more closely with city downtown design guidelines that included meeting the architectural requirements for a buildings fronting a public street, offering better views into the site and providing better security opportunities. The associated maintenance yard was relocated from the playground to other park property on Havermale Island due to recreation/maintenance activity conflicts.

The existing restroom facility, originally planned to be remodeled is now going to be demolished. Four (4) new family style public restrooms will occupy the southwest corner of the new O&M facility. This decision was made in response to excessive cost of meeting energy code and ADA guidelines with the existing building and the security and maintenance benefit of having the restroom housed in the O&M facility.

The concept for proposed SportsPlex roof water/stormwater conveyance through the site and to the outfall has changed multiple times but now appears to be finalized. See response #2, Advisory Response below.

Programming of the basketball court has changed. The court area has expanded by 30% and will include other amenities such as lighting, colored graphics on the court surface and provision for temporary bleachers to be set up for special events. This work is intended to be funded and constructed by others and will not be part of the base bid.

In large, the playground layout and concept has remained the same with almost no change in the equipment planned or the theming objectives.

Response to Advisory Actions

1. The applicant is encouraged to continue to develop the design of the project as presented in revised preferred alternative concept plan (dated 11/28/18) which includes the proposed location of the O&M Facility.

Close coordination with the Health Department, City Traffic and Engineering, Parks, Skate Park Public Meetings and the recent City Predevelopment meeting have attributed to influencing the project design with some programming changes.

2. The applicant shall coordinate with the SportsPlex design/build team to develop & integrate pedestrian, visual, and stormwater/rainwater connections to that project's development and the Riverfront Park – North Bank Development.

More work needs to be done to address an integrated pedestrian and visual connection. Currently, due to the 20' vertical elevation change, the conceptual idea is to provide an accessible route to the SportsPlex from Howard Street Prominade via the city sidewalk system at W Mallon Ave and Howard Street to W Cataldo Ave. An alternative route and prominent visual connection would be an extension of the Howard Street Prominent to the north with a landing and visual focal point at the top of the bluff. This pedestrian connection would be climbing a terraced stair based structure that provides overlook opportunities and seating nodes along the route. The budget and scope of this connection as well as the elevations and final site orientation of the Sportsplex at the landing locating is yet to be determined.

The integrated stormwater connections: The design team has spent a considerable amount of time coordinating and developing stormwater solutions for both the SportsPlex and the Playground site.
Runoff from the SportsPlex will be conveyed as follows:

- Runoff up to the 50 year 24 hour rainfall event will be conveyed through the North Bank Playground via hard pipe to the Washington street outfall
- Runoff from events larger than the 50 year 24 hour and up to the 100 year 24 hour rainfall event will be conveyed through a dry creek bed/shallow grassy swale channel within in the North Bank Playground, ultimately collecting to a structure and conveyed by hard pipe to the Washington Street outfall or overflowing into the river.
- Runoff from the park impervious surfaces (skatepark, roofs, will be hard piped to the Washington Street outfall.
- The dry stream channel/shallow grassy swale will be located and developed to maximize green usable park space, minimize maintenance and provide aesthetics for the park the meet the "Ice Age Theme" while protecting the park from large storm events by providing an emergency route for stormwater to be conveyed.
- Runoff from the playground and pervious areas will infiltrate into the ground.
- Runoff from the parking lot will be conveyed via sheet flow to bioinfiltration swales located in the island areas of the parking lot that will discharge via underdrain pipe to drywells. The drywells will be designed with an overflow that will discharge to the Washington Street outfall.

Response to Advisory Actions

3. The applicant shall work with the City of Spokane Streets Department to explore opportunities to improve the pedestrian experience at the intersection of North River Drive and Washington Street (to include, but not limited to, a roundabout that could provide a positive gateway entrance).

A concept design study was prepared by Morrison-Maierle and submitted to City Traffic Engineers in December 2018 for the North River Drive/Washington Street intersection. Overall, about $250,000 of the capital facilities bond was allocated to improvements at this intersection, which limited improvement options primarily to geometric and signal phase modifications. The study examined twelve different geometric and signal phase configurations, using traditional LOS/delay, queue conditions, and vehicle turning pathways as measures-of-effectiveness in comparative analyses; summarized in the study for review by City staff. A roundabout was not reviewed as a viable option given right-of-way issues and cost-to-benefit restrictions. Reconstruct was also not reviewed given funding limitations.

Following City review of the study, an extensive coordination process ensued in January and February, with several concept designs submitted by Morrison-Maierle for consideration. An improvement alternative that includes the addition of a northbound left-turn lane was selected by City Traffic Engineering and Park Department officials for the intersection while maintaining a northbound right-turn lane. In addition, City staff directed a three lane-section be developed on the west leg of the intersection with outbound/westbound lane; also designing the approach with an approximate 30-percent “flared” approach, as to better align with the east leg (of the intersection). City staff directed the east leg of the intersection be revised to accommodate three-lanes with two inbound/westbound lanes (left-turn and through/right) and an outbound/eastbound lane. Finally, City staff directed the signal be designed with permitted phasing on all approaches; but with allowances for permitted-protected phasing in the future.

Morrison-Maierle noted two concerns with design directions. First, maintaining northbound left and right-turn lanes with two through lanes will result in 10-foot travel lanes on the southern leg of the intersection (all six future lanes). While this is acceptable per AASHTO as the minimum lane width for an urban/downtown environment, the design is below the desired City lane width of 11-feet. Narrow lanes slow traffic through this area, which is a benefit, but could result in an increase of side-swipe conflicts. The resolution is that conflicts would be monitored in the future to determine if this becomes a reoccurring collision issue; at which point, future improvements or revisions could be sought.

Second, the design of the three lane section on the west leg of the intersection and “flare” will complicate the ability for a City Bus design vehicle to turn between Washington Street and the North Bank approach (to/from both directions). City traffic staff weighted this as the lessor safety concern versus the application of better alignments for the eastbound and westbound left-turn lanes at the intersection (to improve sight distance). The caution is buses may “overturn” onto curbs or even into adjacent or opposing lanes; thus, the resolution is to have Parks Department officials direct bus movements primarily to through travel at the intersection (approaching to/from Ruby/Division Couplet), as to avoid overturn movements.

Response to Advisory Actions

4. The applicant is encouraged to conserve and further develop the proposed integrated rainwater/stormwater cycle demonstration in the park.

The primary demonstration opportunity for the rainwater/stormwater cycle will the be “Dry Falls” connection of the SportsPlex stormwater to the playground. Additionally, water conservation through “Spokanescape” initiatives and Low Impact Development (LID) techniques will be used for Best Management Practices

5. The applicant is encouraged to continue to develop a maintenance yard agreement with Avista.

The maintenance yard is now planned to be located on other Riverfront Park property, Havermale Island, to avoid potential conflicts between maintenance activities and recreational users.

6. The DRB highly values the proposed engagement with all nine types of play (five physical, four social). If budget constraints present themselves the board strongly encourages the conservation of nature play over the installation of traditional play structures.

The North Bank Playground is intended to be a Themed Regional Playground with something for everyone and it will be highly inclusive. The playground design is currently under review by Mara Kaplan, a 3rd party consultant auditing the play value for children with and without disabilities. She is the driving force behind “Let Kids Play” an nationally recognized as an expert in play and playspace.

A priority as been placed on the custom designed GFRC climbing structures replicating natural wood and rock themed for the “Ice Age Flood” concept. A lower priority has been place on traditional equipment. However, the traditional equipment will supplement the needed play value for the nine types of play.

7. The application is encouraged to increase view corridors through the proposed surface parking lot to include the river frontage edge (reduce parking, increase visual and physical connection to the river and Centennial Trail).

The O&M building was primarily relocated in the design to improve view corridors into the site. The design team is also working with Parks and Urban Forestry to balance views opening up to the river by removing Low Significant trees while making an effort to preserve Extreme and Very High Significant Trees to be used in the park for shade and other high value assets identified by Urban Forestry. The grading scheme for the parking lot is also influenced by preservation of significant existing trees.

Although the parking lot size has increased from 135 cars to 158 cars by relocating the O&M facility, the asphalt does not encroach as far info the playground space as previously. Large planter strips (Bioinfiltration swales) have been added to the parking lot as a low impact design solution as well as to break up the feel of a large expanse of asphalt.

Vicinity Map

Existing Structures – Currently Planned to Remain

EXISTING PICNIC SHELTER TO REMAIN

HISTORIC EXPO 74 SHELTER TO REMAIN

CHANGED – NOW PLANNED FOR DEMOLITION

Existing Site Photos

Existing Site Photos

NORTH HOWARD PROMENADE CONSTRUCTION - BUTTERFLY LOCATION

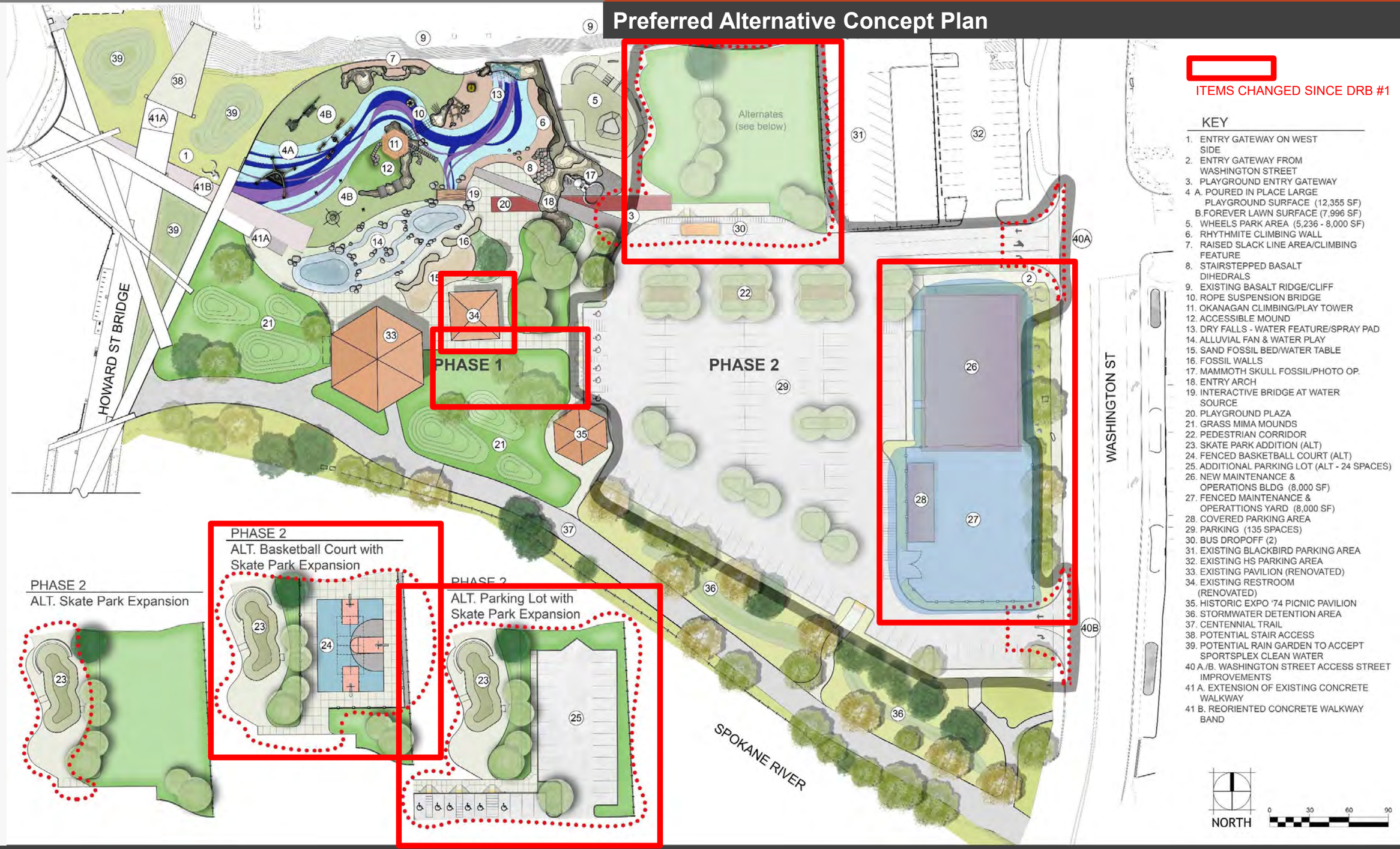
EAST CENTENNIAL TRAIL

EAST TRAIL ACCESS

NORTH HOWARD PROMENADE CONSTRUCTION

Original Concept

Preferred Alternative Concept Plan

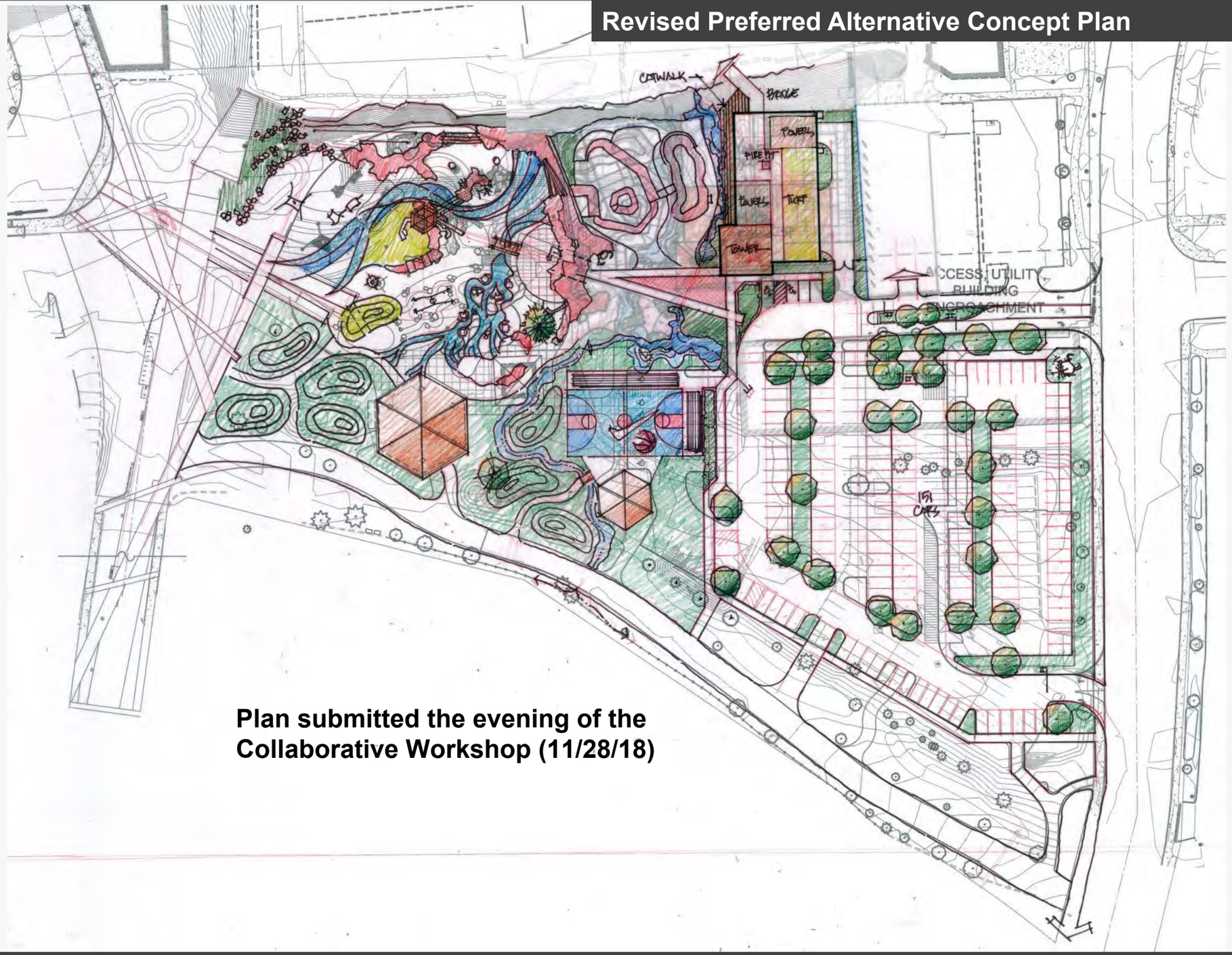


ITEMS CHANGED SINCE DRB #1

KEY

1. ENTRY GATEWAY ON WEST SIDE
2. ENTRY GATEWAY FROM WASHINGTON STREET
3. PLAYGROUND ENTRY GATEWAY
4 A. POURED IN PLACE LARGE PLAYGROUND SURFACE (12,355 SF)
B. FOREVER LAWN SURFACE (7,996 SF)
5. WHEELS PARK AREA (5,236 - 8,000 SF)
6. RHYTHMITE CLIMBING WALL
7. RAISED SLACK LINE AREA/CLIMBING FEATURE
8. STAIRSTEPPED BASALT DIHEDRALS
9. EXISTING BASALT RIDGE/CLIFF
10. ROPE SUSPENSION BRIDGE
11. OKANAGAN CLIMBING/PLAY TOWER
12. ACCESSIBLE MOUND
13. DRY FALLS - WATER FEATURE/SPRAY PAD
14. ALLUVIAL FAN & WATER PLAY
15. SAND FOSSIL BED/WATER TABLE
16. FOSSIL WALLS
17. MAMMOTH SKULL FOSSIL/PHOTO OP.
18. ENTRY ARCH
19. INTERACTIVE BRIDGE AT WATER SOURCE
20. PLAYGROUND PLAZA
21. GRASS MIMA MOUNDS
22. PEDESTRIAN CORRIDOR
23. SKATE PARK ADDITION (ALT)
24. FENCED BASKETBALL COURT (ALT)
25. ADDITIONAL PARKING LOT (ALT - 24 SPACES)
26. NEW MAINTENANCE & OPERATIONS BLDG (8,000 SF)
27. FENCED MAINTENANCE & OPERATTIONS YARD (8,000 SF)
28. COVERED PARKING AREA
29. PARKING (135 SPACES)
30. BUS DROPOFF (2)
31. EXISTING BLACKBIRD PARKING AREA
32. EXISTING HS PARKING AREA
33. EXISTING PAVILION (RENOVATED)
34. EXISTING RESTROOM (RENOVATED)
35. HISTORIC EXPO '74 PICNIC PAVILION
36. STORMWATER DETENTION AREA
37. CENTENNIAL TRAIL
38. POTENTIAL STAIR ACCESS
39. POTENTIAL RAIN GARDEN TO ACCEPT SPORTSPLEX CLEAN WATER
40 A./B. WASHINGTON STREET ACCESS STREET IMPROVEMENTS
41 A. EXTENSION OF EXISTING CONCRETE WALKWAY
41 B. REORIENTED CONCRETE WALKWAY BAND

Revised Preferred Alternative Concept Plan

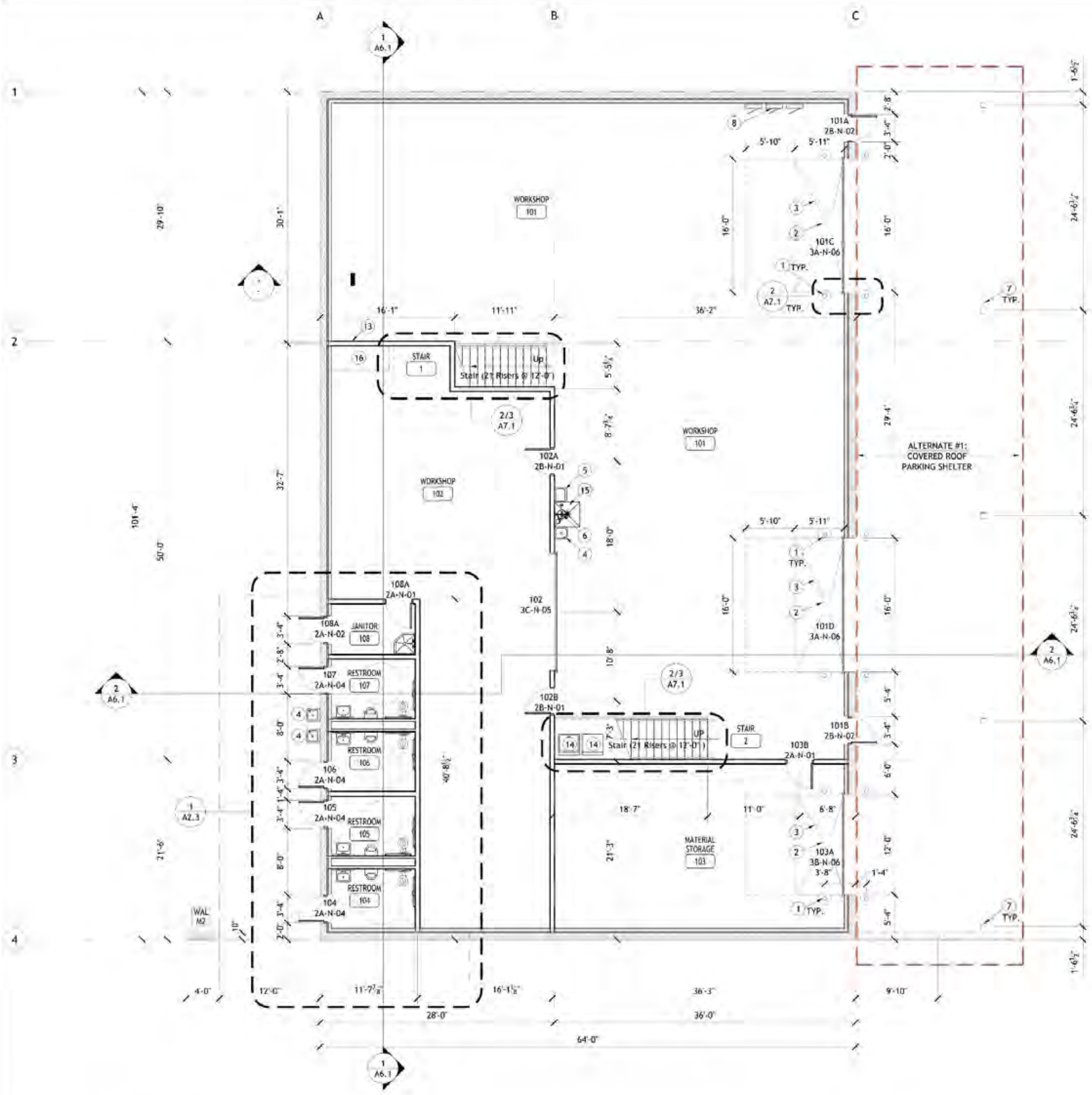


Plan submitted the evening of the Collaborative Workshop (11/28/18)

Site Plan


VICINITY MAP
PROJECT LOCATION
KEY NOTES
1. EXISTING PARKING LOT TO REMAIN.
2. EXISTING HOWARD STREET PROMENADE IMPROVEMENTS TO REMAIN.
3. NEW PARKING LOT.
4. STREET IMPROVEMENTS (NEW SIDEWALK, TREE GRATES, KNEE WALL).
5. OPERATIONS AND MAINTENANCE BUILDING.
6. CONCRETE SIDEWALK.
7. ADA RAMP.
8. SKATE PARK.
9. SPLASH PAD MECHANICAL ROOM.
10. SPLASH PAD.
11. BRAIDED STREAM WATER FEATURE.
12. SAND PLAY AREA.
13. PLAYGROUND SURFACING.
14. GFRC FAUX ROCK WALL.
15. PLAY TOWER.
16. EXISTING PICNIC SHELTER TO REMAIN.
17. EXISTING HISTORIC SHELTER TO REMAIN.
18. PLANTING AREA.
19. TURF AREA.
20. EMERGENCY STORM OVERFLOW.
21. EXISTING CENTENNIAL TRAIL TO REMAIN. STRUCTURAL UPDATES.
22. REPAIR/REPLACE CENTENNIAL TRAIL.
23. EXISTING BASALT BLUFF.
24. INTERSECTION IMPROVEMENTS.
25. FUTURE BASKETBALLS COURTS, BY DONOR.
26. ACCENT PAVING.
PROJECT INFORMATION
• PROPERTY OWNER - CITY OF SPOKANE
• ESTIMATED PROJECT VALUE - $8,800,000
• ESTIMATED CONST. START - JULY 2019
• PROJECT ADDRESS - 809 N WASHINGTON STREET
• PARCEL NUMBERS - 35181.0032, 35185.0077
• OCCUPANCY CLASSIFICATION - MAINTENANCE/OPERATIONS/OFFICE
• BUILDING CONSTRUCTION TYPE - II-B
• PARKING COUNT - 158 STALLS
WASHINGTON STREET
SPOKANE RIVER
1 SITE PLAN
SCALE: 1" = 30'-0"
NORTH
PRELIMINARY NOT FOR CONSTRUCTION
BY
REVISIONS
DATE
BERNARDO | WILLS ARCHITECTS PC
CITY DATUM
SCALE
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
RIVERFRONT PARK
NORTH BANK PLAYGROUND
SITE PLAN
3.20.2019
DIGITALLY SIGNED:
PARK
L1.0

65% CD Floor Plan for O&M Facility



1 Floor Plan - Main Level
SCALE: 1/8" = 1'-0"

General Notes

1. REFER TO SCHEDULE SHEETS A0.1 THROUGH A0.7 FOR INFORMATION REGARDING WALLS, DOORS AND WINDOWS.
2. ALL FURNITURE N.I.C.

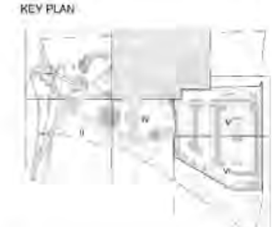
Keyed Notes

1. 6" CONC. FILLED BOLLARD, PAINTED. SEE DETAIL -/-.-
2. FLOOR DRAINS CONNECT TO STORMWATER SYSTEM, SEE MECHANICAL
3. SLOPED FLOOR AREA - ¼"/FT
4. DRINKING FOUNTAIN, SEE MECHANICAL
5. UTILITY SINK, SEE MEACHANICAL
6. EYEWASH / SHOWER, SEE MECHANICAL
7. COLUMN LOCATION, SEE STRUCTURAL
8. ELECTRICAL PANELS, SEE ELECTRICAL
9. STEEL PIPE RAILING, GALVANIZED
10. REMOVABLE RAIL SECTION
11. PREFINISHED METAL LOCKERS (12x18x36)
12. DRY FOOD STORAGE LOCKERS
13. EXTEND WALL TO ROOF DECK
14. WASHER / DRYER CONNECTIONS
15. SLOPED FLOOR AREA (⅛"/FT) WITH FLOOR DRAIN
16. PAINT HOOD

Alternates List

1. VEHICLE CANOPY
2. CREW ROOM AND RESTROOM WALLS, DOORS AND FINISHES

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

BY | REVISIONS | DATE

BWA BERNARDO | WILLS ARCHITECTS PC

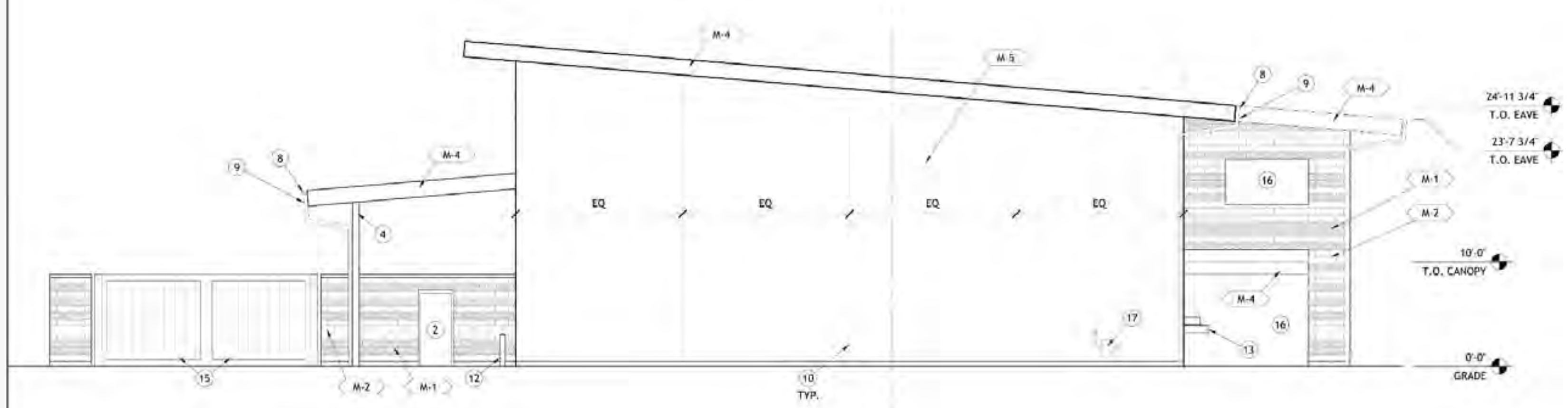
LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
CITY DATUM
SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
CURRENT DESIGN STANDARDS CCS - ADOPTED 2/85

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

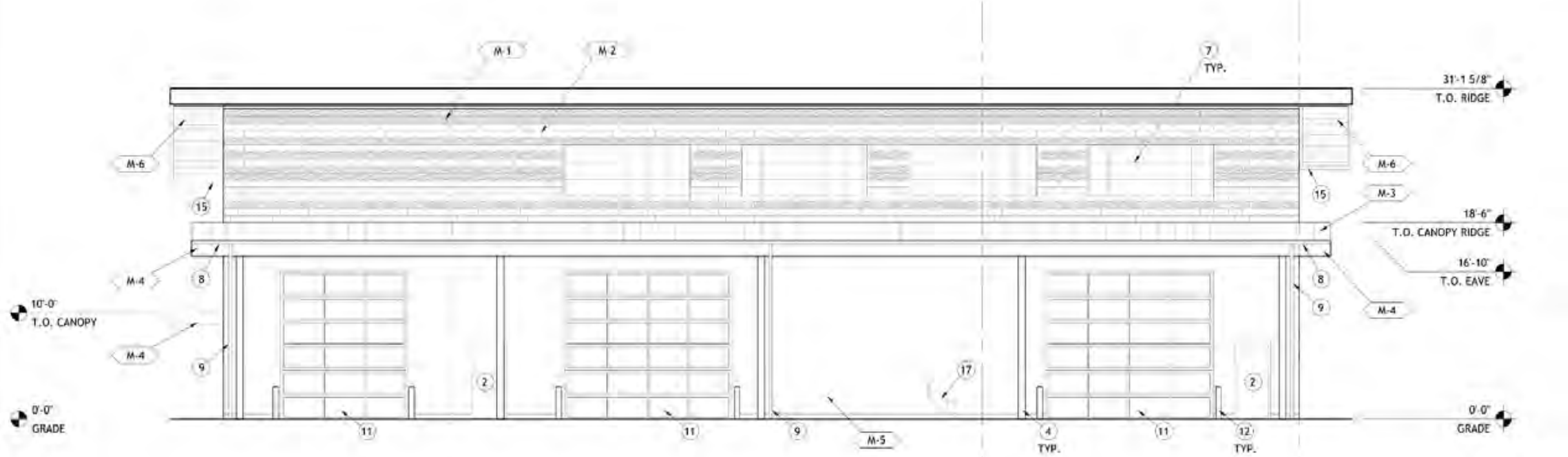
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: MAIN LEVEL FLOOR PLAN

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER
DRAWING NUMBER: A 2.1
DATE: Mar 19, 2019 - 12:47pm by: jculp
FILE NAME:

65% CD Elevations for O&M Facility



1 North Elevation
SCALE: 1/8" = 1'-0"



2 East Elevation
SCALE: 1/8" = 1'-0"

CMU Legend

- 10" SPLIT FACE CMU
- 10" GROUND FACE CMU
- 10" SMOOTH FACE CMU

Materials & Finishes

- M-1 10" SPLIT FACE CMU W/ INTEGRAL COLOR
- M-2 10" GROUND FACE CMU W/ INTEGRAL COLOR
- M-3 STANDING SEAM METAL ROOF SYSTEM
- M-4 PRE-FINISHED MTL FASCIA
- M-5 10" SMOOTH FACE CMU
- M-6 PRE-FINISHED MTL SOFFIT
- M-7 PRE-FINISHED STANDING SEAM MTL ROOFING

Material Colors

- A COLOR: TBD
- B COLOR: TBD
- C COLOR: TBD
- D COLOR: TBD

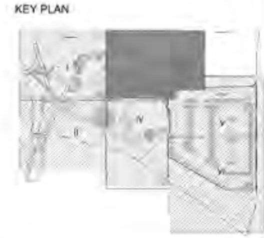
General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #1'.

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
3. CONCRETE WALL IN FRONT OF CMU , SEE SKATE PARK DRAWINGS.
4. STEEL COLUMN, PAINTED, SEE STRUCTURAL
5. PRECAST CONC. COPING
6. STEEL GATE, PAINTED, SEE --------
7. TRANSLUCENT WALL PANEL SYSTEM
8. PRE-FINISHED MTL GUTTER
9. PRE-FINISHED MTL. DOWN SPOUT
10. MASONRY CONTROL JOINT, SEE STRUCTURAL
11. OVERHEAD SECTIONAL DOOR
12. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL -/A-.-
13. WATER FOUNTAIN, SEE PLUMBING
14. SNOW GUARDS, SEE ROOF PLAN
15. 4" WOOD TRIM
16. CLEAR OPENING
17. GAS METER LOCATION, SEE MECHANICAL

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

BY | REVISIONS | DATE

BERNARDO | WILLS ARCHITECTS PC

CITY DATUM | SCALE

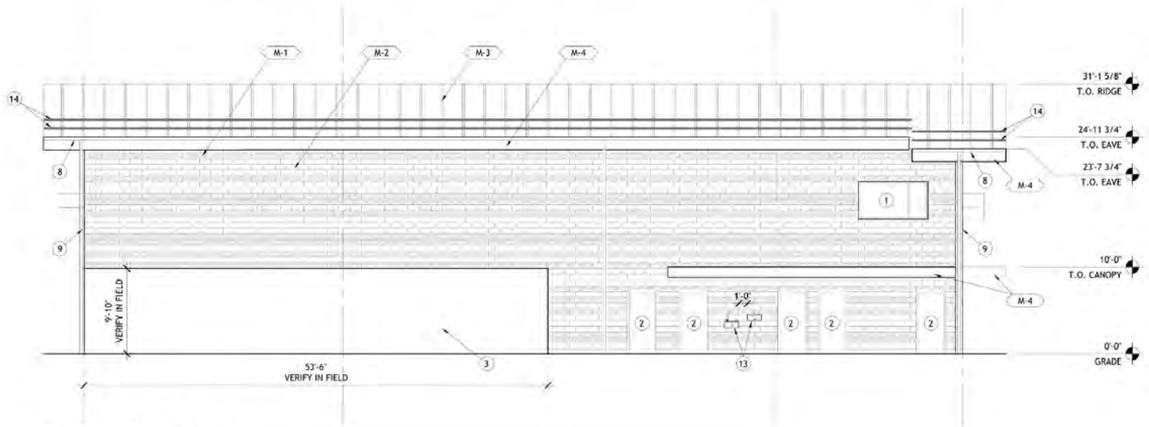
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION

PROJECT TITLE: RIVERFRONT PARK NORTH BANK PLAYGROUND 65% CONSTRUCTION DRAWINGS
SHEET TITLE: NORTH AND EAST ELEVATIONS

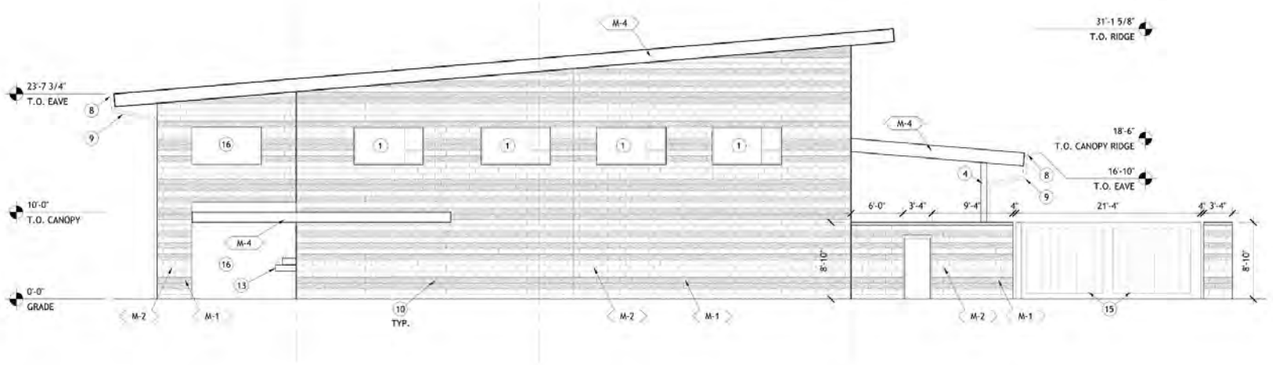
DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
DRAWING NUMBER: A5.1

DATE: Mar 19, 2019 - 12:26pm by: jculp

65% CD Elevations for O&M Facility



1 West Elevation
SCALE: 1/8 = 1'-0"



2 South Elevation
SCALE: 1/8 = 1'-0"

CMU Legend

- 10" SPLIT FACE CMU
- 10" GROUND FACE CMU
- 10" SMOOTH FACE CMU

Materials & Finishes

- M-1 10" SPLIT FACE CMU W/ INTEGRAL COLOR
- M-2 10" GROUND FACE CMU W/ INTEGRAL COLOR
- M-3 STANDING SEAM METAL ROOF SYSTEM
- M-4 PRE-FINISHED MTL FASCIA
- M-5 10" SMOOTH FACE CMU
- M-6 PRE-FINISHED MTL SOFFIT
- M-7 PRE-FINISHED STANDING SEAM MTL ROOFING

Material Colors

- A COLOR: TBD
- B COLOR: TBD
- C COLOR: TBD
- D COLOR: TBD

General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #1'.

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
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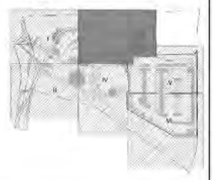
4. STEEL COLUMN, PAINTED, SEE STRUCTURAL
5. PRECAST CONC. COPING
6. STEEL GATE, PAINTED. SEE ·····
7. TRANSLUCENT WALL PANEL SYSTEM
8. PRE-FINISHED MTL GUTTER
9. PRE-FINISHED MTL. DOWN SPOUT
10. MASONRY CONTROL JOINT, SEE STRUCTURAL
11. OVERHEAD SECTIONAL DOOR
12. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL ·/A·.·
13. WATER FOUNTAIN, SEE PLUMBING
14. SNOW GUARDS, SEE ROOF PLAN
15. 4" WOOD TRIM
16. CLEAR OPENING
17. GAS METER LOCATION, SEE MECHANICAL

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION: 1734.84' @ CAP #CP9 (NAVD 88)
CBM NO.: 4261, 4495
HORIZONTAL:
VERTICAL:
CITY DATUM
SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS: CCS - ADOPTED 2/95
5.15.19 DRAWN: CK
5.15.19 DESIGNED: DH
CHECKED:
APPROVED:

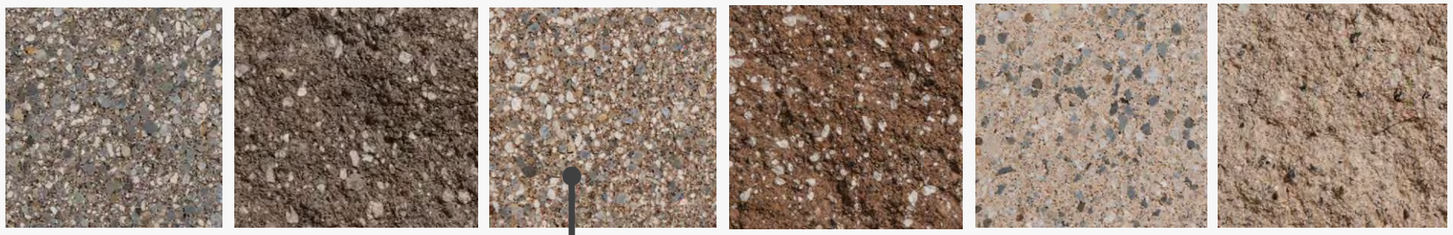
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

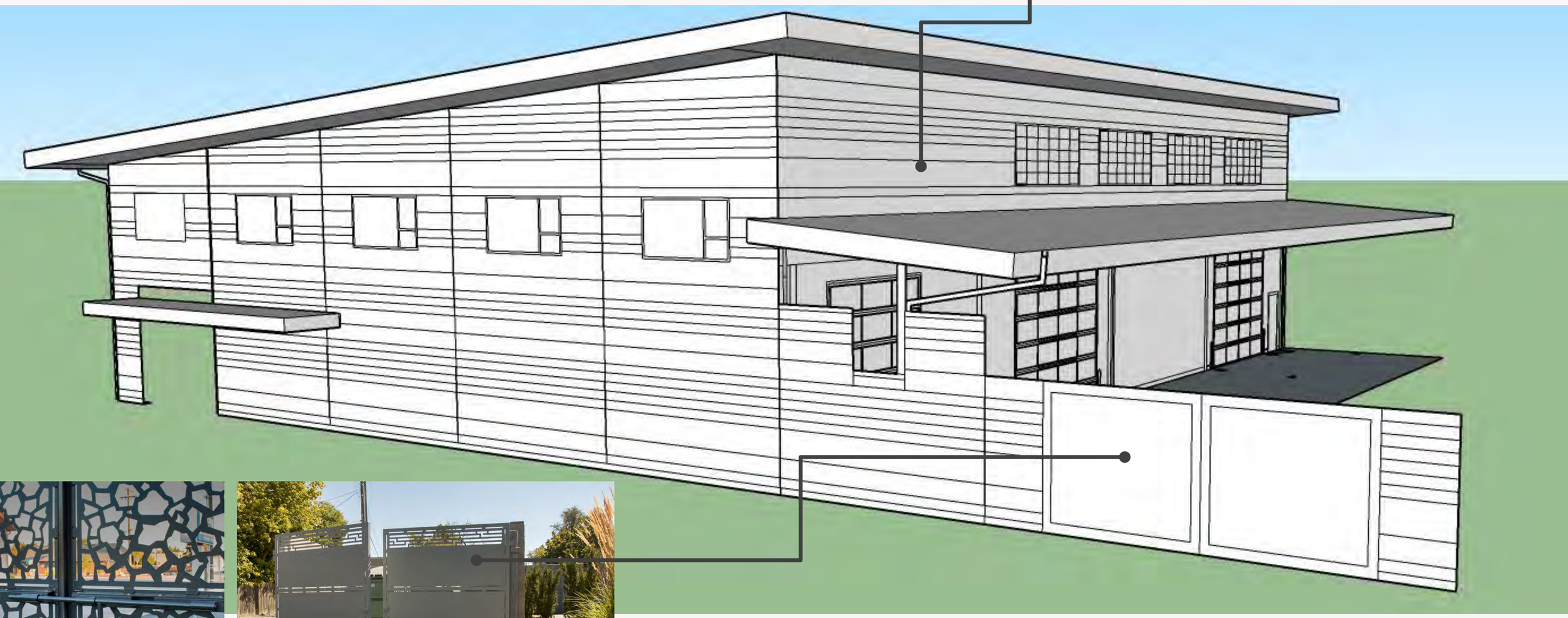
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: SOUTH AND WEST ELEVATIONS

DATE: Mar 19, 2019 - 12:25pm by: joulp

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER:
DRAWING NUMBER: A5.2
PR: 1 OF
REVISION NO.:
FILE NAME:

65% CD
3D Model

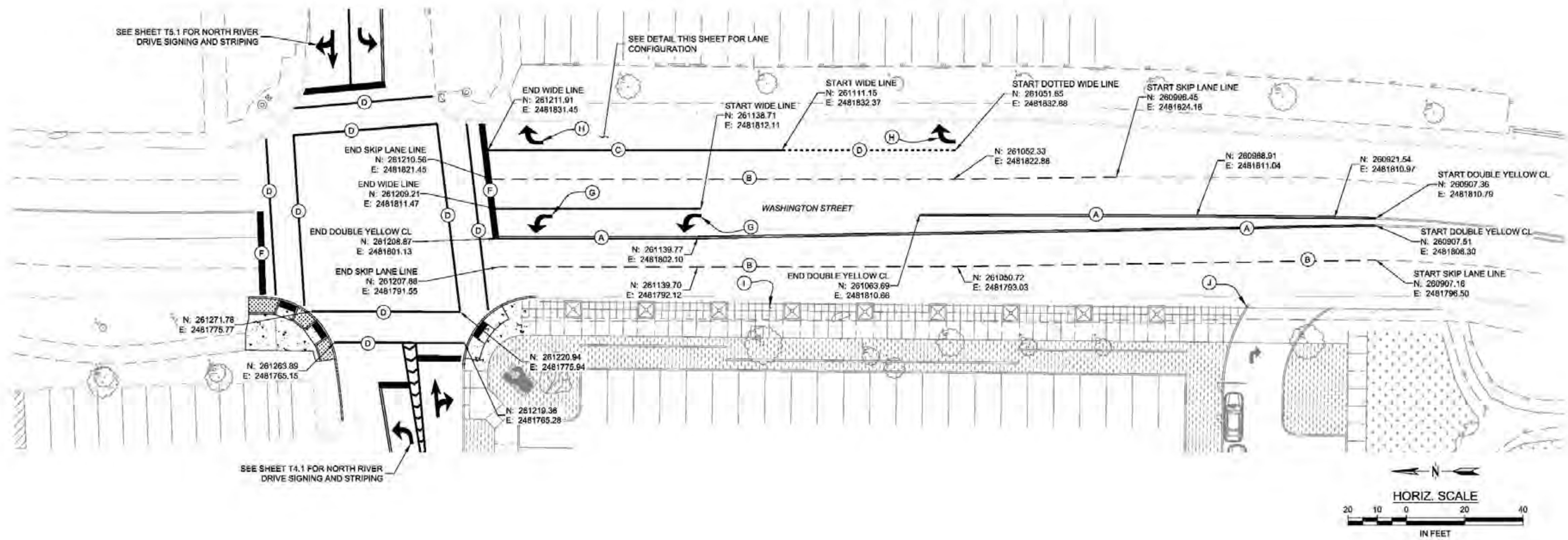




DECORATIVE ACCESS GATE

O&M BUILDING LOOKING NORTHWEST

Traffic Design

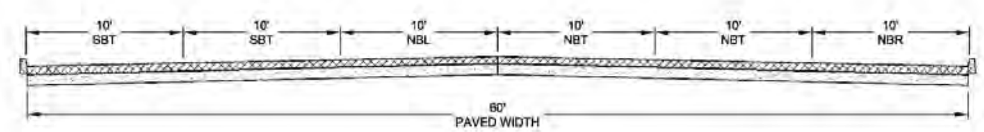


SIGNING & STRIPING NOTES:

- (A) PAINTED 4" & 4" DOUBLE YELLOW CENTER LINE (4" SEPARATION), SEE STD. PLAN G-50A
- (B) PAINTED 4" WHITE SKIP LANE LINE, SEE STD. PLAN G-50A
- (C) PAINTED 8" WHITE WIDE LINE (GORE LINE), SEE STD. PLAN G-50A
- (D) PAINTED 8" WHITE DOTTED WIDE LINE, SEE STD. PLAN G-50A
- (E) PAINTED 8" WHITE TRANSVERSE CROSSWALK, SEE STD. PLAN G-51
- (F) PAINTED 24' WHITE STOP BAR LINE, SEE STD. PLAN G-51
- (G) PAINTED WHITE LEFT-TURN SYMBOL, SEE STD. G-52A AND G-52B
- (H) PAINTED WHITE RIGHT-TURN SYMBOL, SEE STD. G-52A AND G-52B
- (I) REPLACED SALVAGED "NO PARKING" AND STA ROUTE SIGNS. INSTALL ON NEW POLE AND FOUNDATION
- (J) REPLACE SALVAGED "NO PARKING" AND CLEARANCE HEIGHT SIGNS. INSTALL ON NEW POLE AND FOUNDATION

GENERAL NOTES

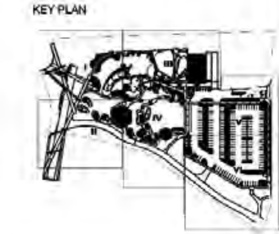
1. ARROW SYMBOLS LOCATED IN CENTER OF TRAVEL LANE
2. SEE GRADING PLAN FOR SURVEY CONTROL
3. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF SPOKANE STANDARD PLANS AND GENERAL SPECIAL PROVISIONS (AS ADOPTED AT THE TIME OF CONTRACT AWARD) AND WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, 2018.
4. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.
5. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF IMPROVEMENTS SHOWN ON THESE PLANS..
6. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.



NOTE:
1. WIDTHS REPRESENT PAVED ROADWAY SECTION AT EASTBOUND RIGHT LANE STOP BAR.

SOUTH APPROACH LANE CONFIGURATION (WASHINGTON STREET)
SCALE: NTS

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

BY	REVISIONS	DATE

Morrison Maierle — engineers · surveyors · planners · scientists

CITY DATUM | SCALE

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION

PROJECT TITLE: RIVERFRONT PARK NORTH BANK PLAYGROUND 65% CONSTRUCTION DRAWINGS
SHEET TITLE: INTERSECTION SIGNING & STRIPING PLAN: WASHINGTON STREET 3.22.2019

DRAWING NUMBER T4.0

Conceptual Grading Plan

1 LANDSCAPE CONCEPTUAL GRADING PLAN
SCALE: 1" = 20'-0"

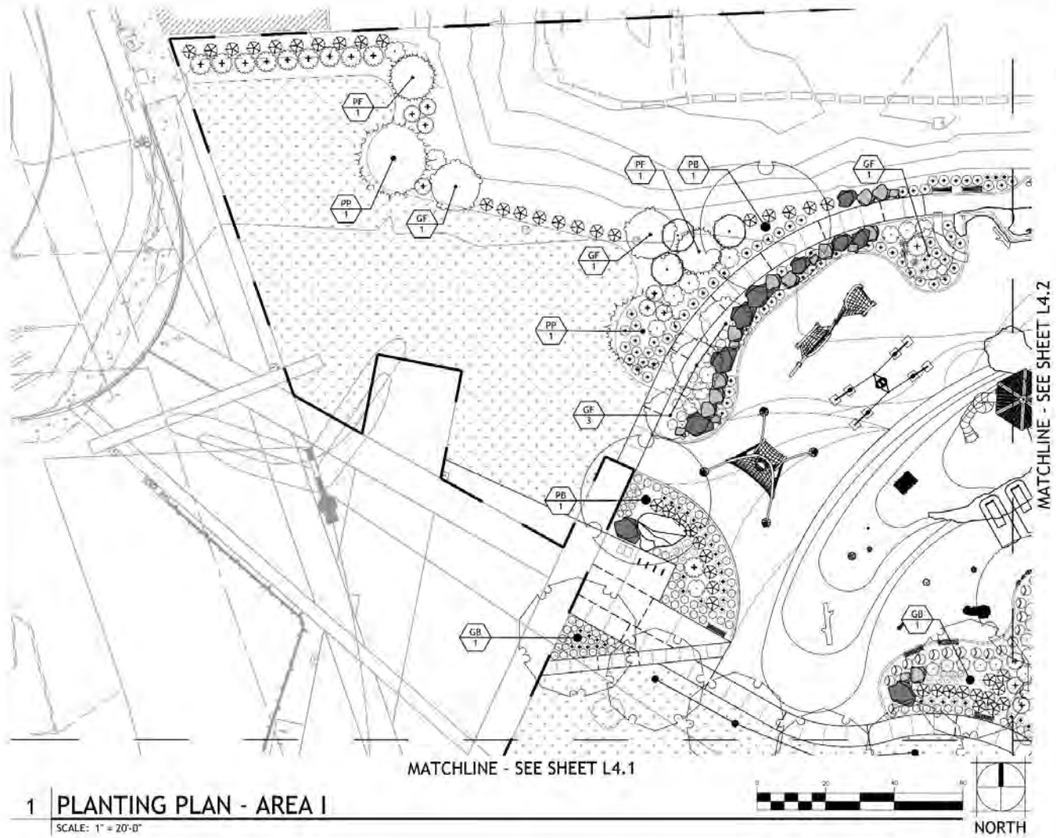
Plant Schedule & Selections

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

Planting Plan



1 PLANTING PLAN - AREA I
SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM TOPSOIL IN APPROXIMATE LAWN LOCATIONS.
    (2) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5' HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8' HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CK	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
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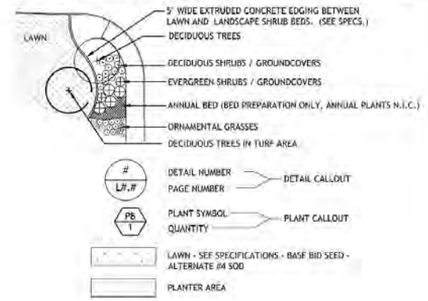
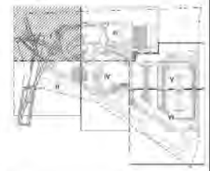
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N500002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION: 1734.64' @ CAP HORIZONTAL: 1" = 20'-0" VERTICAL:
DATUM: NAD 83/91 CITY DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
CURRENT DESIGN STANDARDS: CDS - ADOPTED 2015
DRAWN / DESIGNED / CHECKED / APPROVED

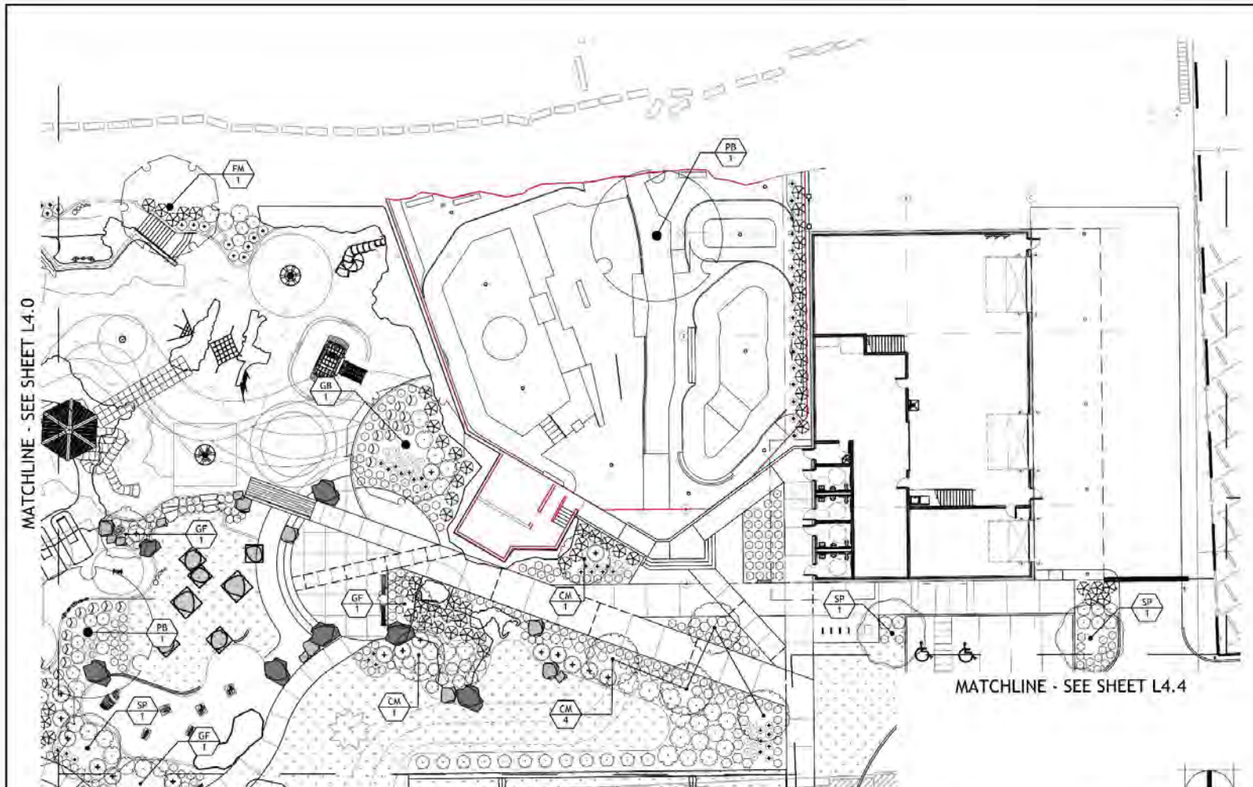
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: PLANTING PLAN - AREA I
3.22.2019

DATE: Mar 19, 2019 - 1:53pm by: iculb

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT(S): PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: L4.0
SHEET NO. | REVISION NO.
FILE NAME:

Planting Plan



1 PLANTING PLAN - AREA III
SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
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	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
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SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
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	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
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	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
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	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
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	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
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    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
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    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
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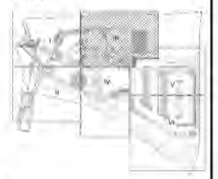
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT; NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 15.15'
ELEVATION: 1734.84' @ CAP #CP9 (NAVD 88)
CITY DATUM
HORIZONTAL: 1" = 20'-0"
VERTICAL
SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS: DCS - ADOPTED 2/98

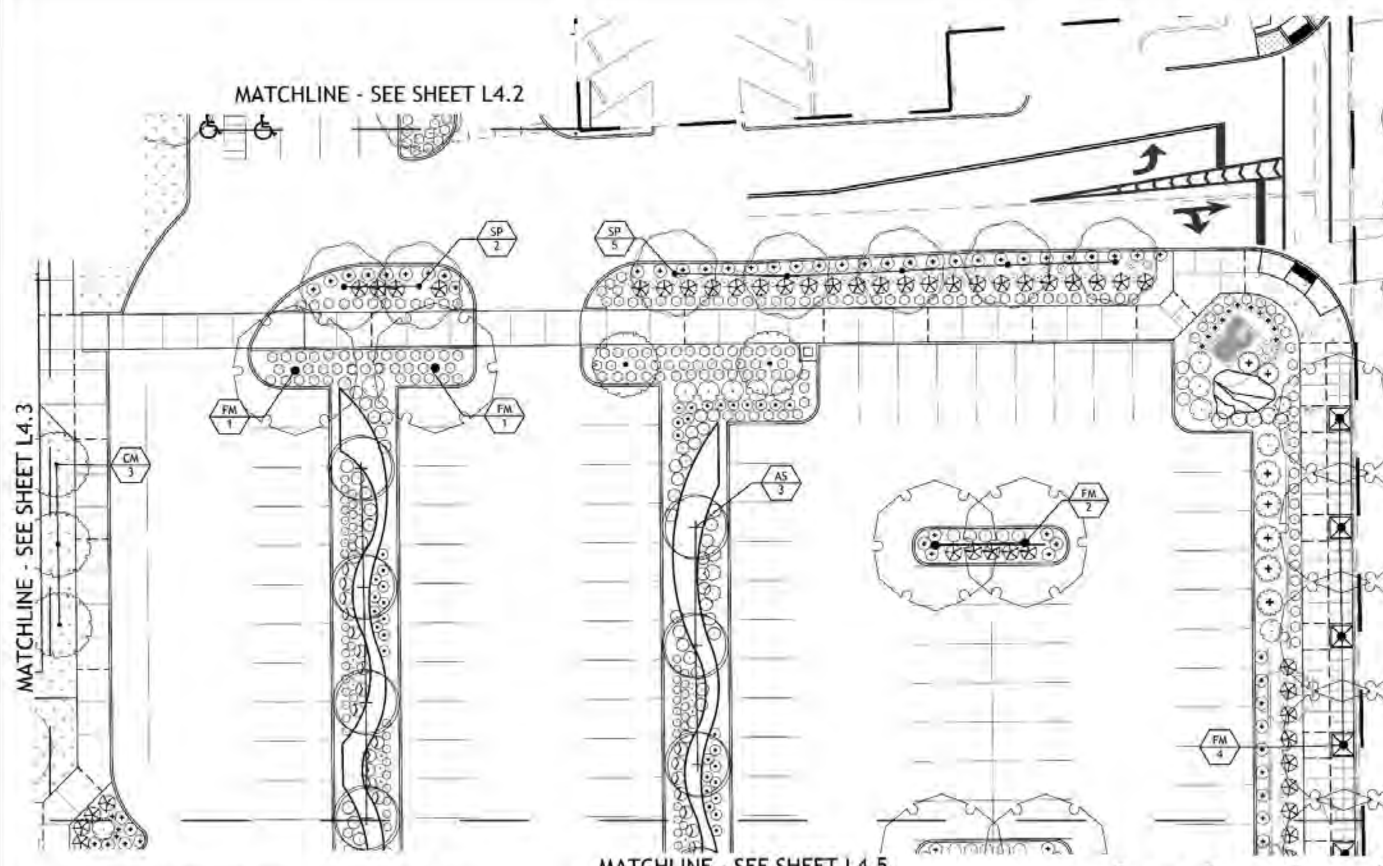
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: PLANTING PLAN - AREA III
3.22.2019

DATE: Mar 19, 2019 - 1:52pm by: jculp

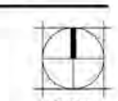
DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER:
DRAWING NUMBER: L4.2
FILE NAME:

Planting Plan



1 PLANTING PLAN - AREA V

SCALE: 1" = 20'-0"



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5' HT.
	CM	CORNUS KOUSA 'MILKY WAY'	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA 'FASTIGIATA	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8' HT.
	PB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X 'SUMMER LOVE'	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA 'TIKI TORCH'	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS 'ALEXANDER'S WHITE'	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS 'OCCIDENTAL BLUE'	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA 'KOBOLD'	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES 'HAMELN	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA 'INDIAN SUMMER	GLORIOSA DAISY	1 GAL.
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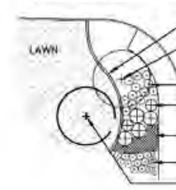
LANDSCAPE LEGEND



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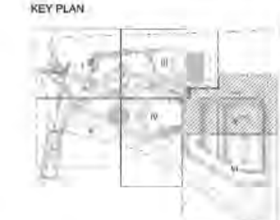
KEY PLAN



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PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY | REVISIONS | DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.15'

HORIZONTAL 1" = 20'-0"

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CITY DATUM | SCALE

CURRENT DESIGN STANDARDS CDS - ADOPTED 2/95

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD
SPOKANE, WASHINGTON 99201-3345
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA IV
3.22.2019

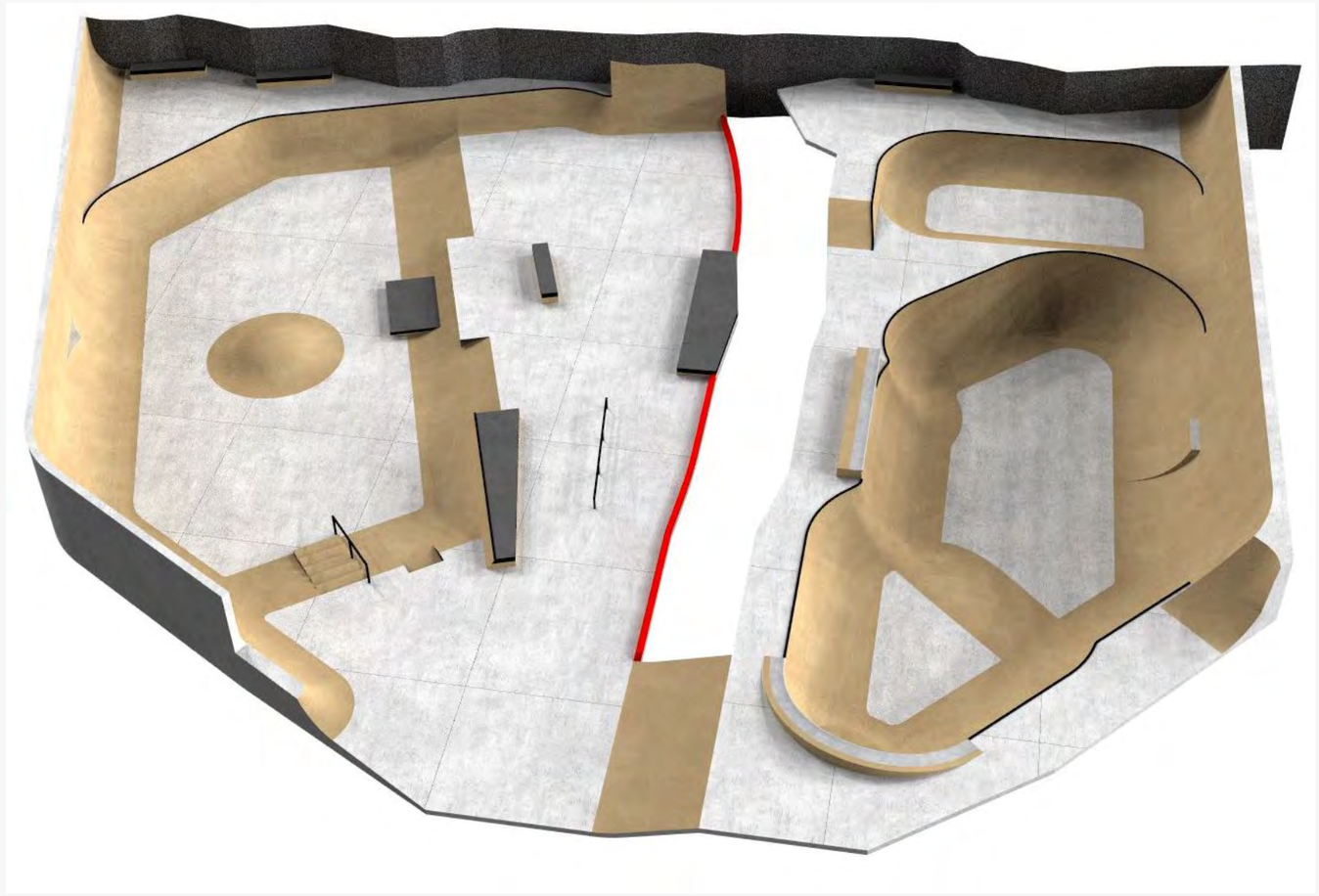
TYPE OF IMPROVEMENT: PARK

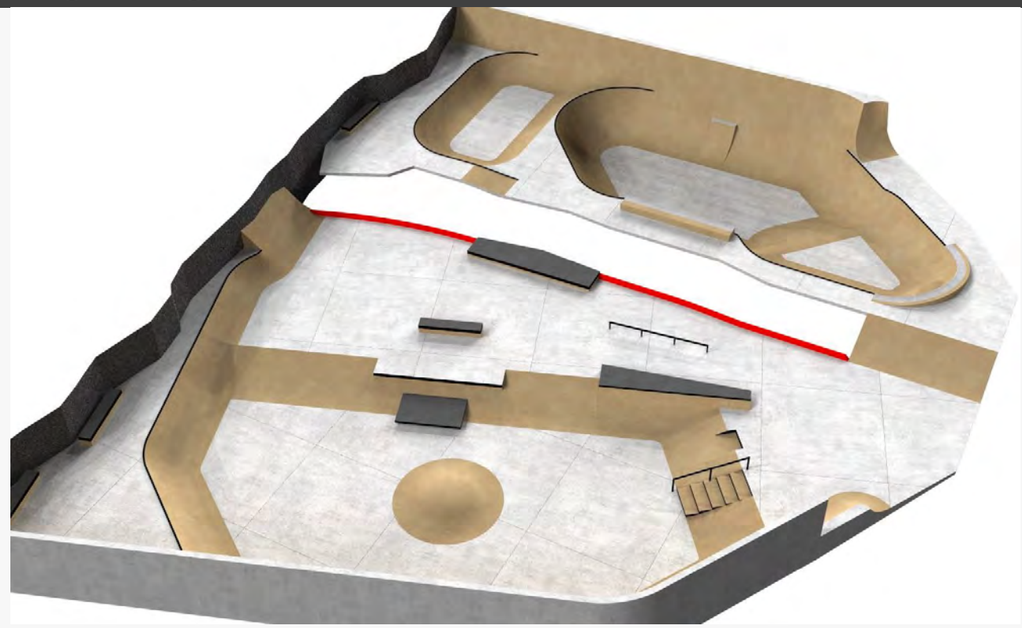
CITY PURCHASING NUMBER | DRAWING NUMBER: L4.4

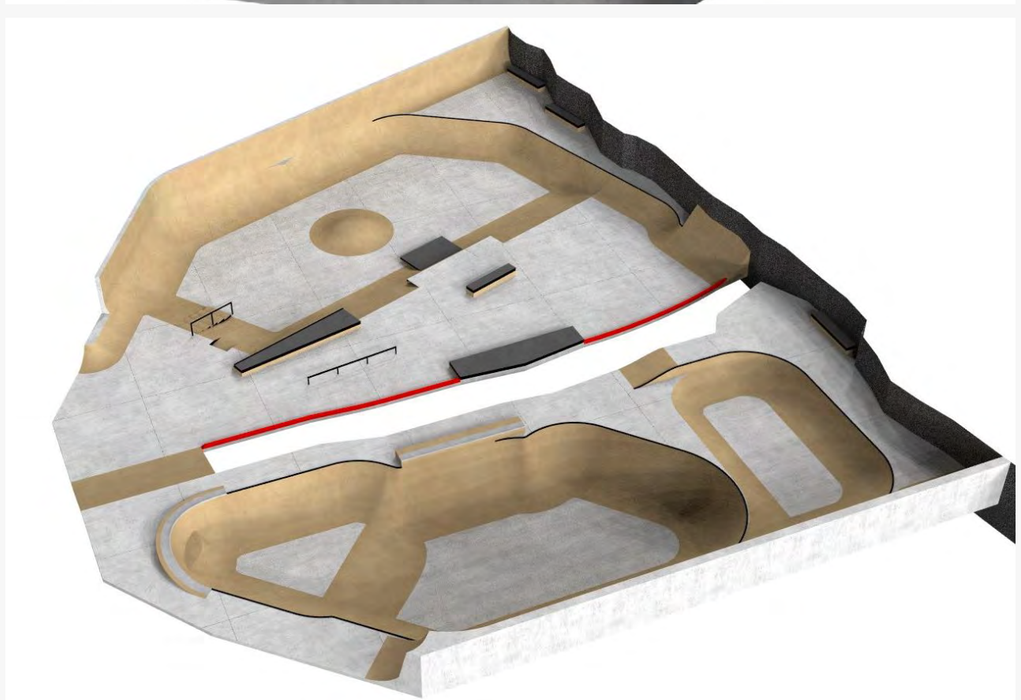
DATE: Mar 19, 2019 - 1:51pm by: jculp

FILE NAME:

Wheels Park Design Images







Okanogan Climbing Tower - Iconic Tower Concept

cre8play

Tower Slide Structure

Product #: SP00169

~ Dimensions and weights are approximate ~
~ Heights shown from top of surfacing ~
User Group Age: 5-12

Revised 1/24/19

5121 Winnetka Ave N • Suite 108
New Hope, MN 55428
612.670.8195
info@cre8play.com
cre8play.com

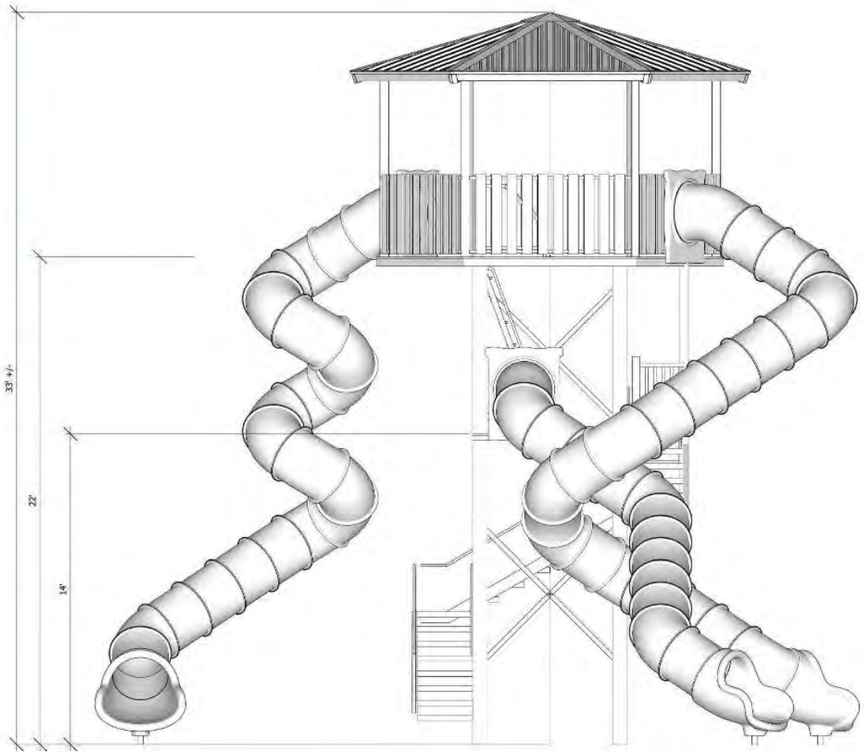
1 TOWER 3D MODEL

SCALE: NTS

cre8play

Tower Slide Structure

Product #: SP00169



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User Group Age: 5-12
Last Revised 1/24/19

Page 1 of 1

5121 Winnetka Ave N • Suite 108
New Hope, MN 55428
612.670.8195
info@cre8play.com
cre8play.com

2 TOWER ELEVATION

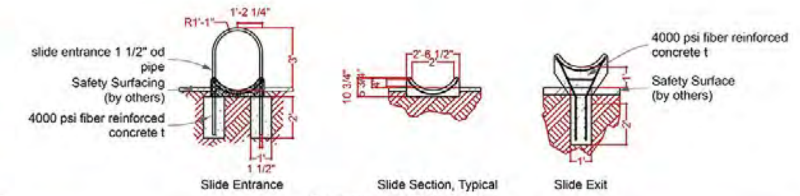
SCALE: NTS

GFRC – Sculpted Rock

1 Plan 1" = 20'

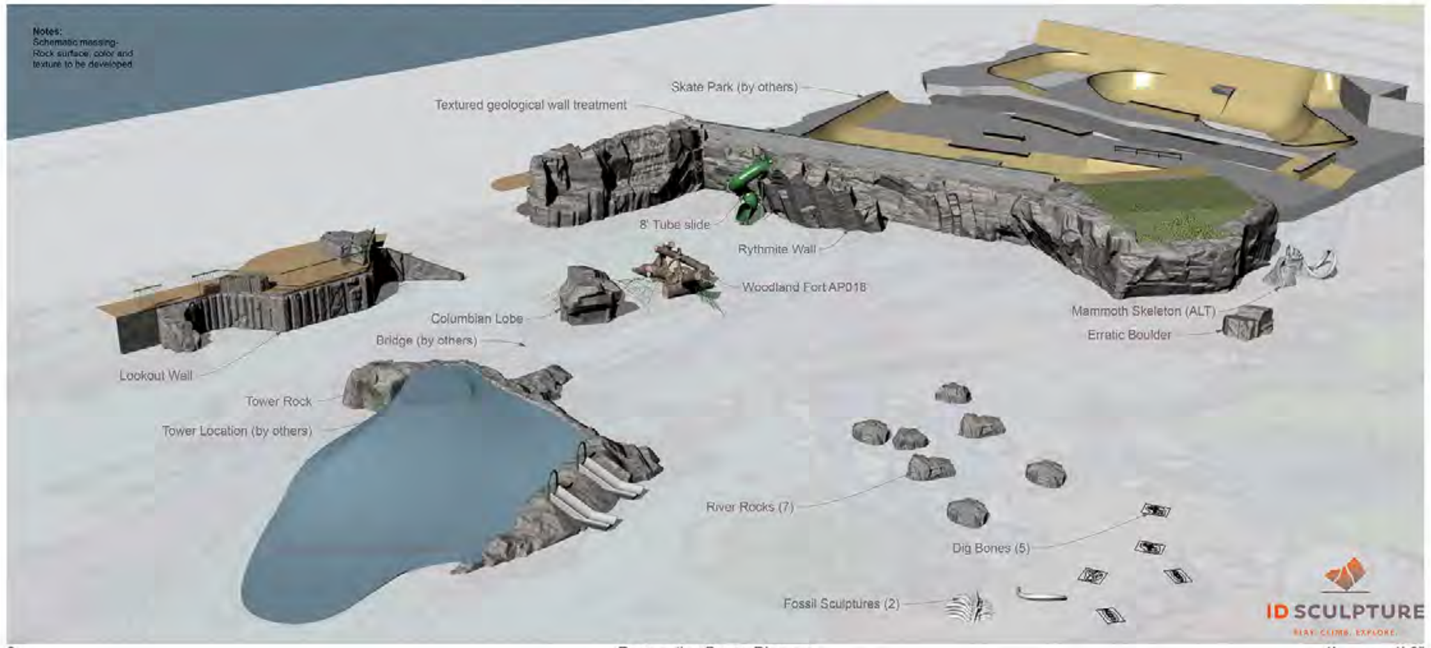
3 Mammoth Skeleton

4 Mammoth Skull

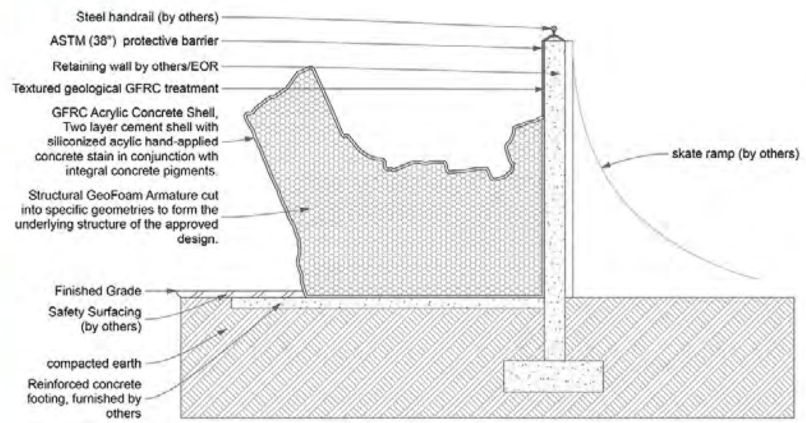


5 Embankment Slide Section

6 Rock Type Reference



2 Perspective Scope Diagram 1' = 1'-0"



IDS Sculptures are constructed with structural foam coated with a specially formulated polymer concrete shell that provides a durable realistic surface for both indoor and outdoor applications.

IDS structural foam contains a minimum of ten percent recycled materials, is flame and water resistant, and conforms to ASTM Tests D1621, C203, C1623, and C732 for strength properties, C355 and C272 for moisture resistance, and will not support bacteria or fungus.

The polymer concrete shell conforms to ASTM C109 and C887.

All IDS Sculpture designs undergo a rigorous 3rd party engineering review. Each design receives a seal from a licensed structural engineer; our engineers hold a license in each state, each review is job and state specific.

W-06 Section 1/4" = 1'-0"

BY | REVISIONS | DATE

BWA BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 | HORIZONTAL NTS
VERTICAL
CITY DATUM | SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

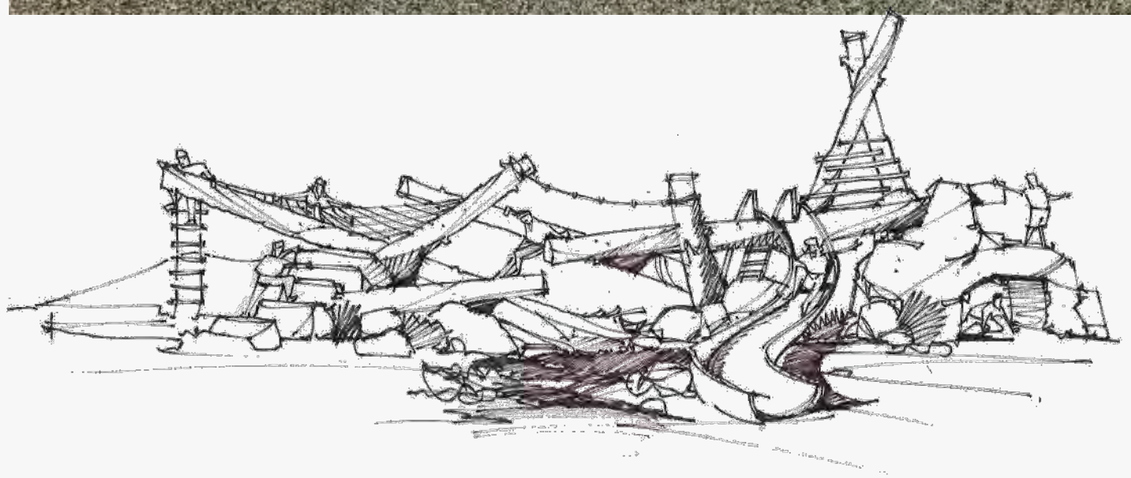
CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95
DRAWN / DESIGNED / CHECKED / APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

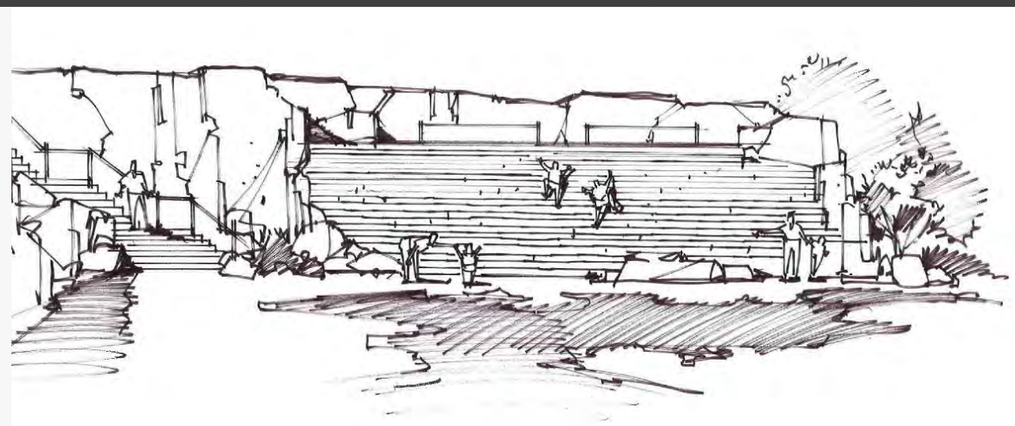
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
60% DESIGN DEVELOPMENT
SHEET TITLE: Sculpted Rock Playground Environment
2.15.2019

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER
LP 1.0

Flood Feature and Log Jam Concept Images



Climbing Wall, Tower Rope Bridge, Water and Sand Play Concept Images



Kit of Parts Design Details – Site Furnishings

TYPE "B"
PARK WIDE BENCH

MFR: Miela

For use throughout the park, except along the HSP corridor. This bench has been selected as a contemporary take on a classic park bench. The metal forms complement the proposed usage of metal in the park landscape.

RAL 1006
Maize Yellow

RAL 2010
Signal Orange

RAL 3013
Tomato Red

RAL 6028
Pine Green

RAL 7004
Signal Grey

RAL 7011
Iron Grey

RAL 8023
Orange Brown

TYPE "C"
PARK WIDE TABLES AND CHAIRS

MFR: Landscape Forms

For use anywhere in the park where movable tables and chairs are desired such as outside the Looff Carousel building. These have been selected to complement the existing event benches. These elements are easily secured using a lock and cable connect to a ground anchor so as to be movable yet not stealable.

Buttercup

Stormcloud

Cranberry

Ocean

Kit of Parts Design Details – Site Furnishings and Materials

TRASH CONTAINERS: BIG BELLY HIGH CAPACITY COMPACTOR

NON COMPACTING TRASH CONTAINER: WASHINGTON STATE DEPARTMENT OF CORRECTIONS

URBAN RACKS: URBAN STAPLE BIKE RACK

MODEL: #UB-1000-STB

TREE GRATE: CUSTOM

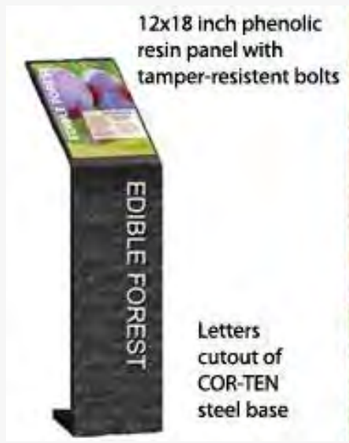
PAVERS

BLACK STAINED CONCRETE

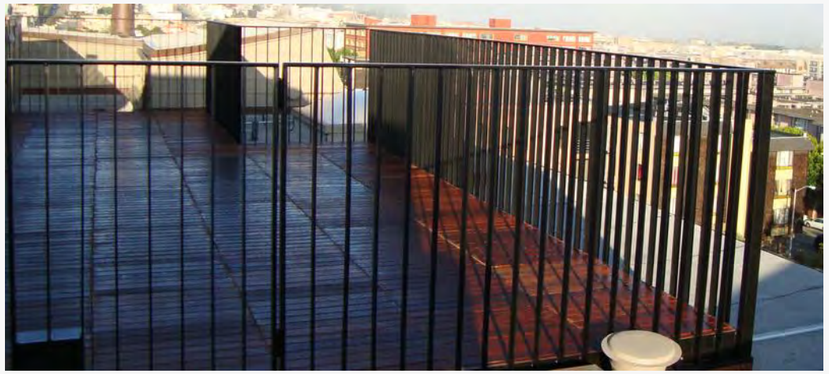
BASALT TALUS

Kit of Parts Design Details – Site Furnishings and Materials

DECORATIVE RAILING AT PLAYGROUND



INTERPRETATIVE SIGNAGE INSPIRATION



STANDARD FLAT BAR GUARDRAIL

BASALT KNEE WALL ALONG WASHINGTON

GEOLOGIC AND ANIMAL PRINTS IN POURED IN PLACE

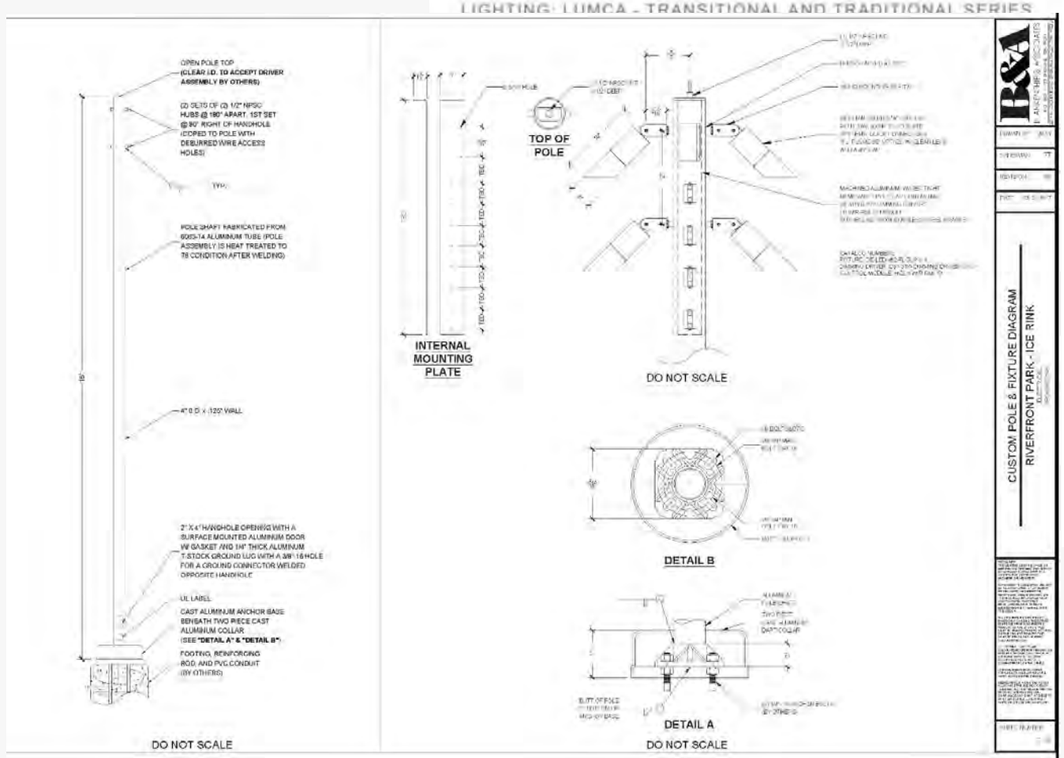
COLORFUL POURED IN PLACE SAFETY SURFACING

FOREVER LAWN SAFETY SURFACING

MAMMOTH SCULPTURE

Kit of Parts Design Details – Site Lighting

LIGHTING: LUMCA - TRANSITIONAL AND TRADITIONAL SERIES



TYPE Z1

MFR: B-K Lighting

Delta Star 16' Multihead

LOCATION: Howard Street Bridge,North Bank Pathway, Locust Lane

TYPE Z2

MFR: Bega

Linear Element with Asymmetrical Wide Spread

LOCATION: Howard Street Promenade @ Havermale Island, Canada Island, North Bank Gateway

TYPE Z3

MFR: Ligman

Tango Down Light with Single Post

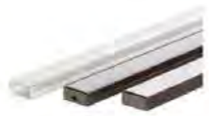
LOCATION: Havermale Promenade & Centennial Trail

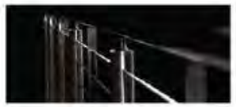
TYPE Z4

MFR: Q-TRAN

IQ67 1.6 W/FT

LOCATION: Various Planters





TYPE Z5 (Blue Light) /
TYPE Z6 SIM 3000K Light

MFR: Cooper Lighting "Luxrail"

LOCATION: Various

TYPE Z7

MFR: Bega

#22-109 Recessed Wall W/ White Tempered Glass

LOCATION: Various, Stair Locations

TYPE Z8

MFR: Bega

#77-630 Surface Mounted Floodlight Adjustable "Cliff Uplight"

LOCATION: Cliff Zone

TYPE Z9

MFR: Sistemalux

Microloft Square Wall LED "Niche Downlight"

LOCATION: River Edge

TYPE Z10

MFR: Q-TRAN

IQ67 1.6 W/FT Wide Extrusions "Under Bench Lighting"

LOCATION: Various

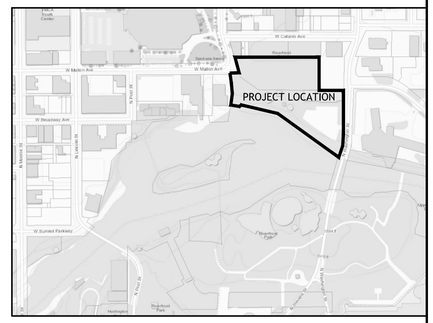
TYPE Z11

MFR: B-K Lighting

Denali Series Floodlights - 30' Aluminum Pole With (6) to (8) Adjustable Lights

LOCATION: Central Plaza

VICINITY MAP



KEY NOTES

1. EXISTING PARKING LOT TO REMAIN.
2. EXISTING HOWARD STREET PROMENADE IMPROVEMENTS TO REMAIN.
3. NEW PARKING LOT.
4. STREET IMPROVEMENTS (NEW SIDEWALK, TREE GRATES, KNEE WALL).
5. OPERATIONS AND MAINTENANCE BUILDING.
6. CONCRETE SIDEWALK.
7. ADA RAMP.
8. SKATE PARK.
9. SPLASH PAD MECHANICAL ROOM.
10. SPLASH PAD.
11. BRAIDED STREAM WATER FEATURE.
12. SAND PLAY AREA.
13. PLAYGROUND SURFACING.
14. GFRC FAUX ROCK WALL.
15. PLAY TOWER.
16. EXISTING PICNIC SHELTER TO REMAIN.
17. EXISTING HISTORIC SHELTER TO REMAIN.
18. PLANTING AREA.
19. TURF AREA.
20. EMERGENCY STORM OVERFLOW.
21. EXISTING CENTENNIAL TRAIL TO REMAIN. STRUCTURAL UPDATES.
22. REPAIR/REPLACE CENTENNIAL TRAIL.
23. EXISTING BASALT BLUFF.
24. INTERSECTION IMPROVEMENTS.
25. FUTURE BASKETBALLS COURTS, BY DONOR.
26. ACCENT PAVING.

PROJECT INFORMATION

- PROPERTY OWNER - CITY OF SPOKANE
- ESTIMATED PROJECT VALUE - $8,800,000
- ESTIMATED CONST. START - JULY 2019
- PROJECT ADDRESS - 809 N WASHINGTON STREET
- PARCEL NUMBERS - 35181.0032, 35185.0077
- OCCUPANCY CLASSIFICATION - MAINTENANCE/OPERATIONS/OFFICE
- BUILDING CONSTRUCTION TYPE - II-B
- PARKING COUNT - 158 STALLS

1 SITE PLAN
SCALE: 1" = 30'-0"

0 30 60 90

NORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION 1734.64' @ CAP #CP9 — CITY DATUM
CBM NO. 43N, 44W NAVD 88

HORIZONTAL 1"= 20'-0" — SCALE
VERTICAL

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

\city\c2.TIF

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD,
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND

SHEET TITLE: SITE PLAN
3.20.2019

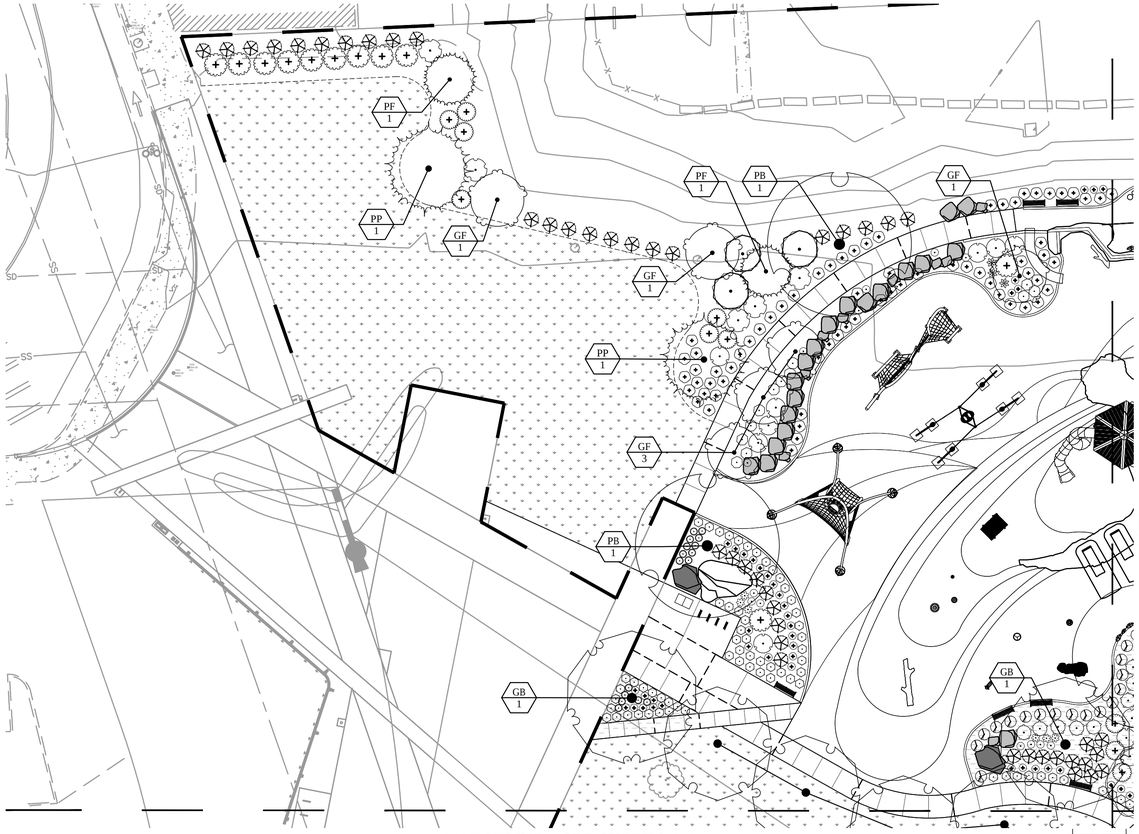
DATE: Mar 19, 2019 - 1:38pm by: jculp

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.0

PR: 1 OF — REVISION NO.:

FILE NAME:



1 PLANTING PLAN - AREA I

SCALE: 1" = 20'-0"

0 20 40 80

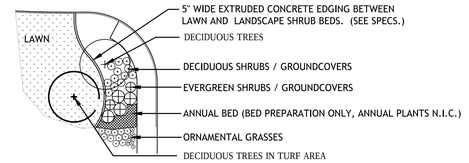
NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



LANDSCAPE NOTES

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2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMANS; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
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5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
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9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
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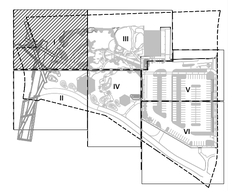
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR (800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION	1734.64' @ CAP #CP9	HORIZONTAL	1"= 20'-0"
CBM NO.	43N, 44W NAVD 88	VERTICAL	
CITY DATUM		SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
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CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

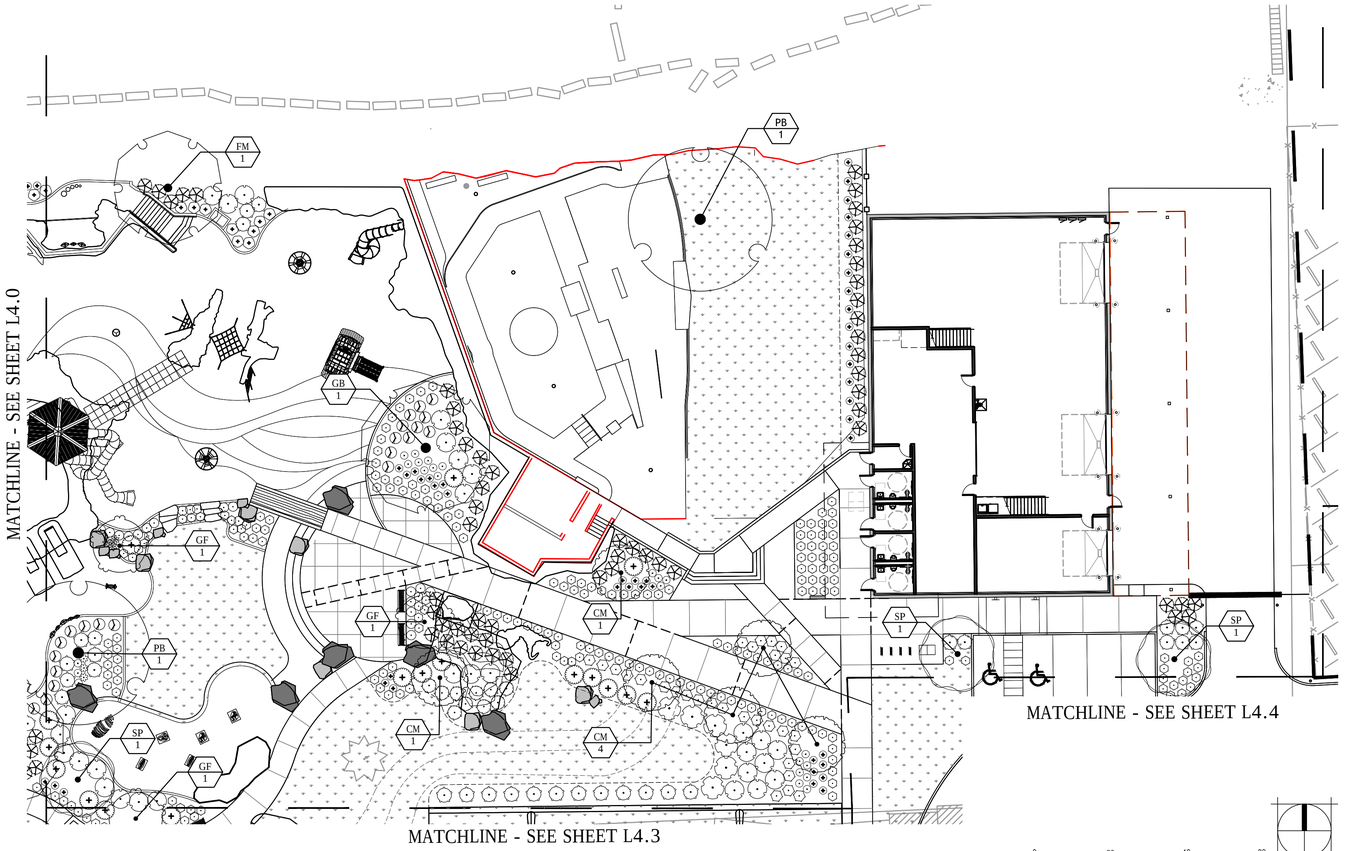
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA I
3.22.2019

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.0
P#: 1 OF	REVISION NO.:

DATE: Mar 21, 2019 - 4:58pm by: jculp

FILE NAME:



1 PLANTING PLAN - AREA III

SCALE: 1" = 20'-0"

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PLANT SCHEDULE

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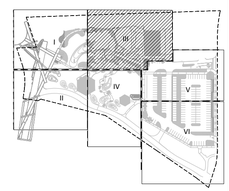
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 | HORIZONTAL 1"= 20'-0"
CBM NO. 43N, 44W NAVD 88 | VERTICAL
CITY DATUM | SCALE

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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN JC/PO
3.7.19	DESIGNED BL
	CHECKED
	APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

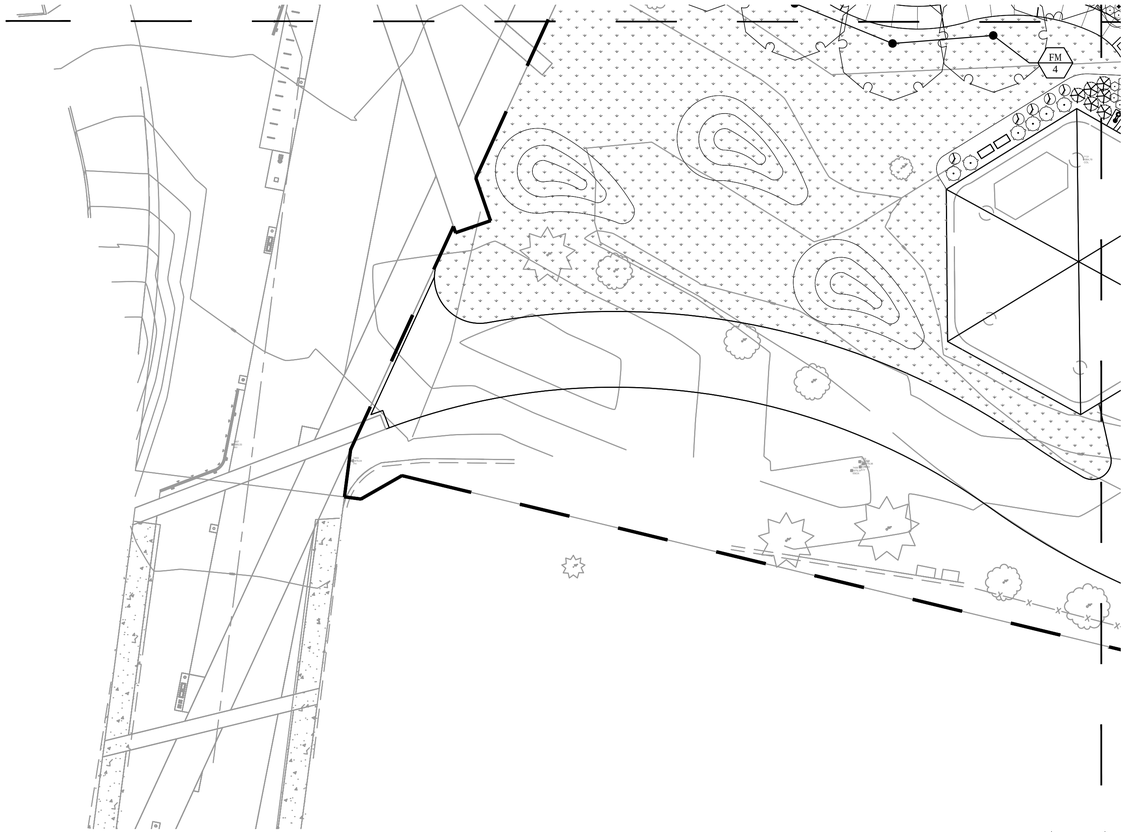
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA III
3.22.2019

DATE: Mar 21, 2019 - 4:59pm by: jculp

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.2
P# 1 OF	REVISION NO.:

FILE NAME:



1 PLANTING PLAN - AREA II

SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
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3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
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6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM TOPSOIL IN APPROXIMATE LAWN LOCATIONS.
    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
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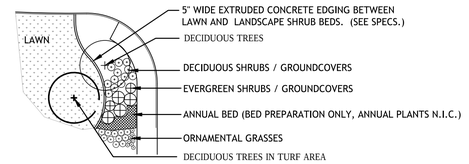
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



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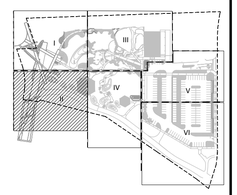

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DIGITALLY SIGNED:

BY	REVISIONS	DATE

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LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
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CBM NO.	43N, 44W NAVD 88	VERTICAL	
CITY DATUM		SCALE	

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CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
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	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

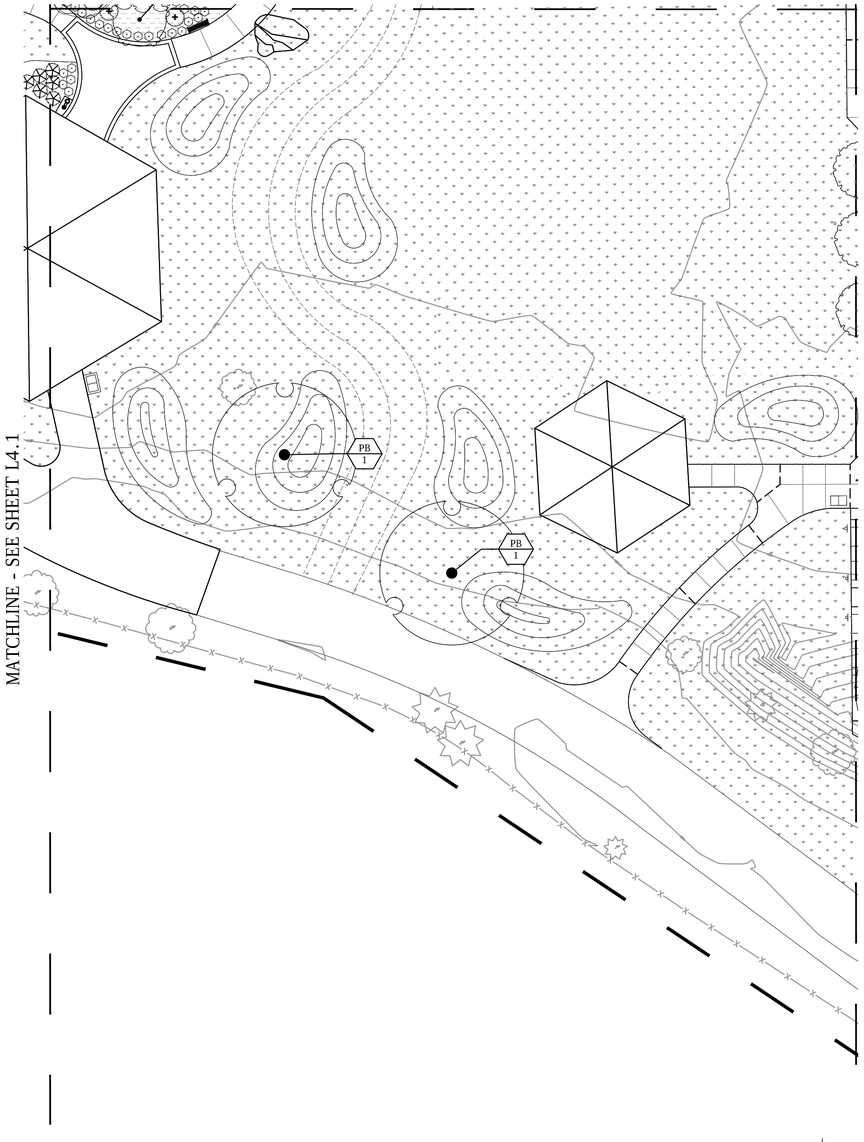
SHEET TITLE: PLANTING PLAN - AREA II
3.22.2019

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.1
P#: 1 OF	REVISION NO.:

DATE: Mar 21, 2019 - 4:59pm by: jculp

FILE NAME:

MATCHLINE - SEE SHEET L4.2



1 PLANTING PLAN - AREA IV
SCALE: 1" = 20'-0"

0 20 40 80

NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
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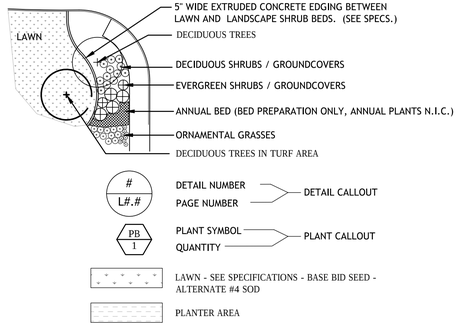

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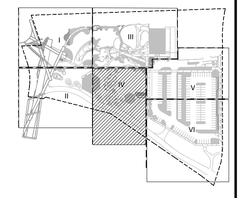

PRELIMINARY
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BY	REVISIONS	DATE

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LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'			
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CBM NO.: 43N, 44W NAVD 88	VERTICAL	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
CITY DATUM	SCALE		

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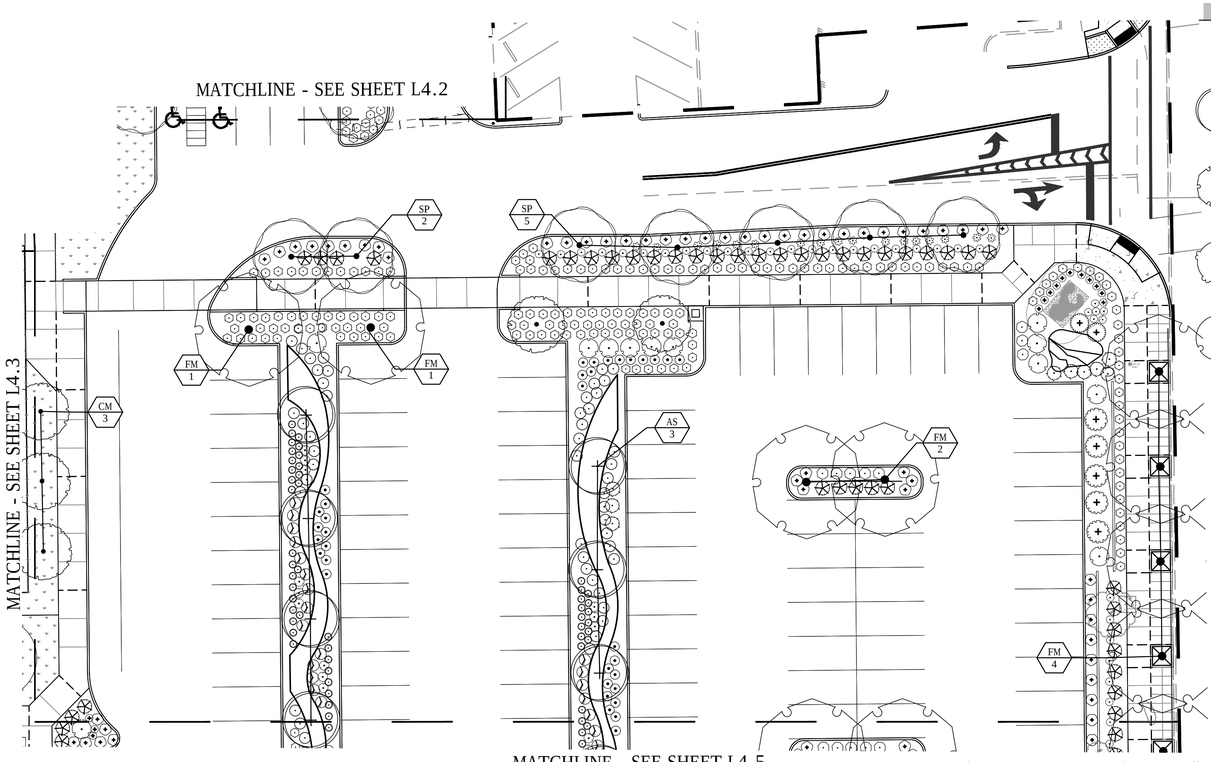
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE:	RIVERFRONT PARK NORTH BANK PLAYGROUND 65% CONSTRUCTION DRAWINGS
SHEET TITLE:	PLANTING PLAN - AREA IV 3.22.2019

DATE: Mar 21, 2019 - 4:59pm by: jculp

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.3
PAGE 1 OF	REVISION NO.:

FILE NAME:



1 PLANTING PLAN - AREA V

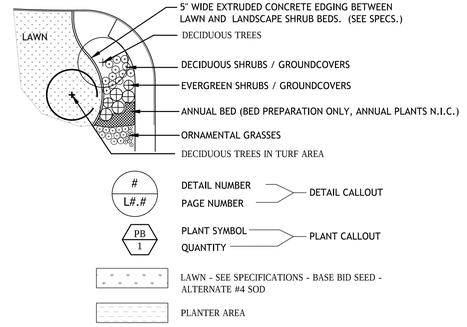
SCALE: 1" = 20'-0"

NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



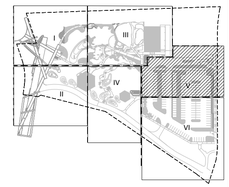
LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMANS; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM TOPSOIL IN APPROXIMATE LAWN LOCATIONS.
    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION 1734.64' @ CAP #CP9	HORIZONTAL 1"= 20'-0"
CBM NO. 43N, 44W NAVD 88	VERTICAL
CITY DATUM	SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN JC/PO
3.7.19	DESIGNED BL
	CHECKED
	APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA IV
3.22.2019

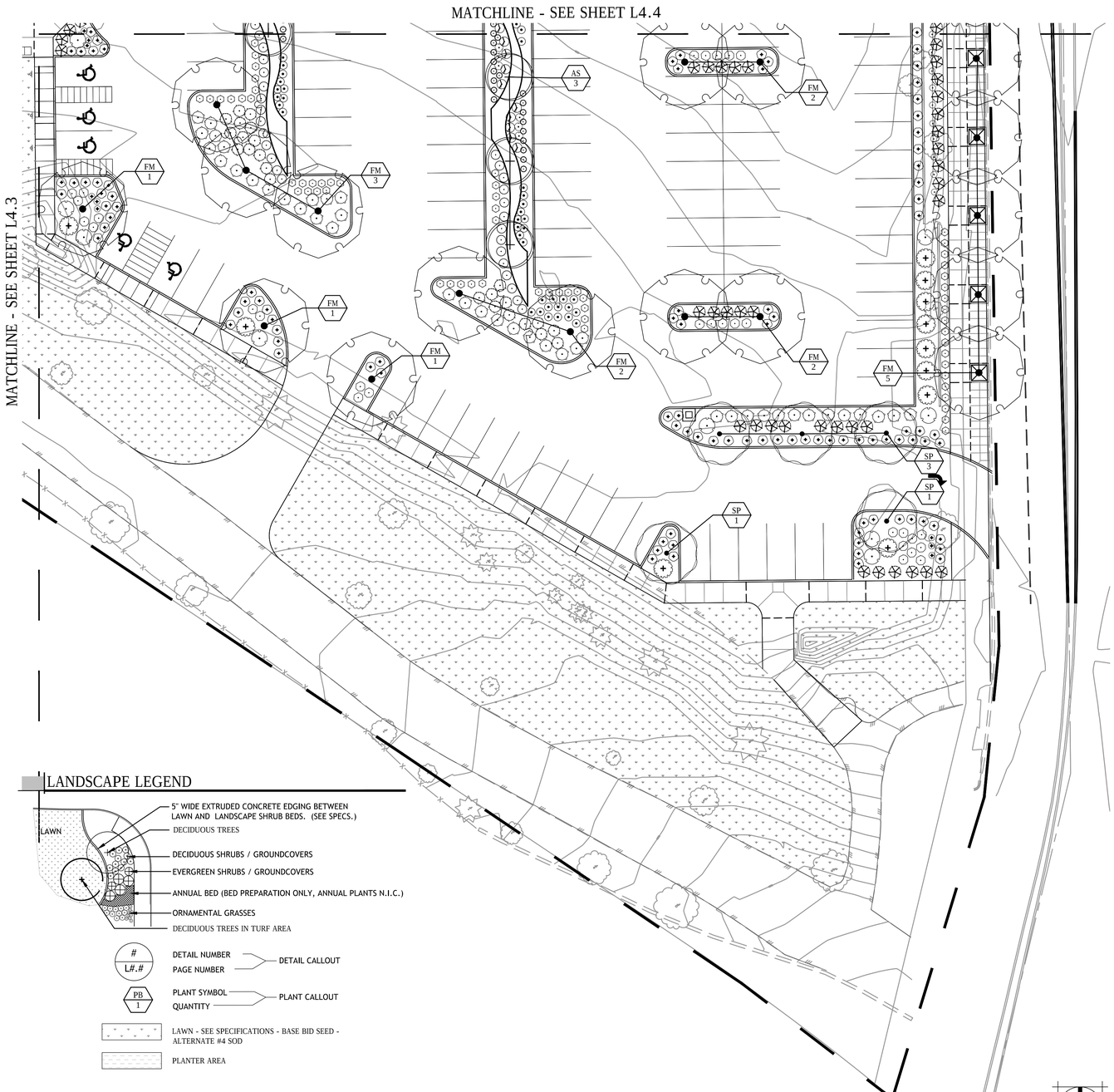
TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.4

PR 1 OF REVISION NO.:

DATE: Mar 21, 2019 - 4:59pm by: jculp

FILE NAME:



LANDSCAPE LEGEND

1 PLANTING PLAN - AREA VI

SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
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	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
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	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
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	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

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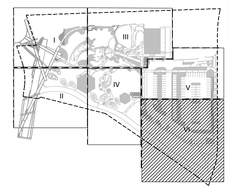
KEY PLAN



PRELIMINARY
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DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION	1734.64' @ CAP #CP9	HORIZONTAL	1"= 20'-0"
CBM NO.	43N, 44W NAVD 88	VERTICAL	
CITY DATUM		SCALE	

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

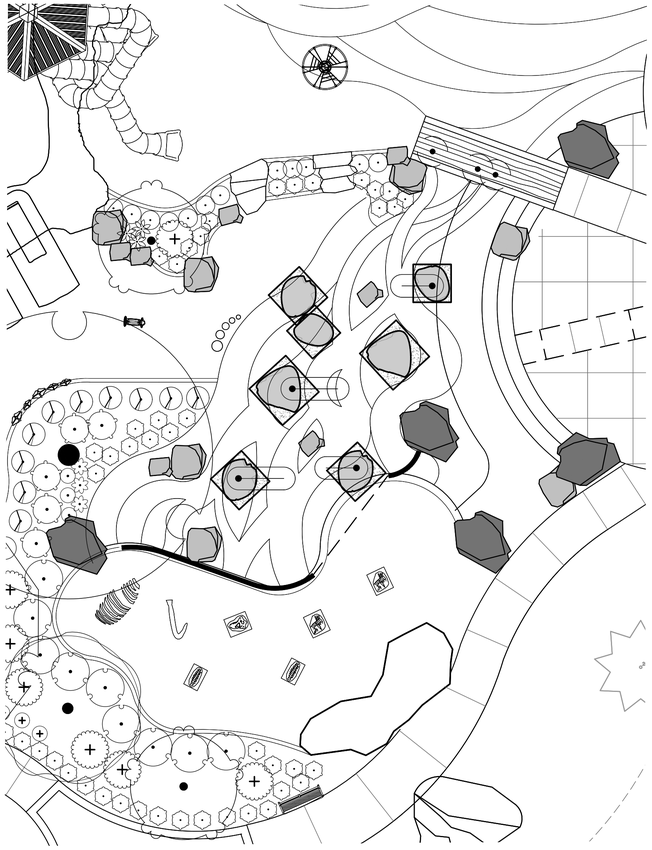
SHEET TITLE: PLANTING PLAN - AREA VI
3.22.2019

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.5
PH 1 OF	REVISION NO.:

DATE: Mar 21, 2019 - 4:59pm by: jculp

FILE NAME:

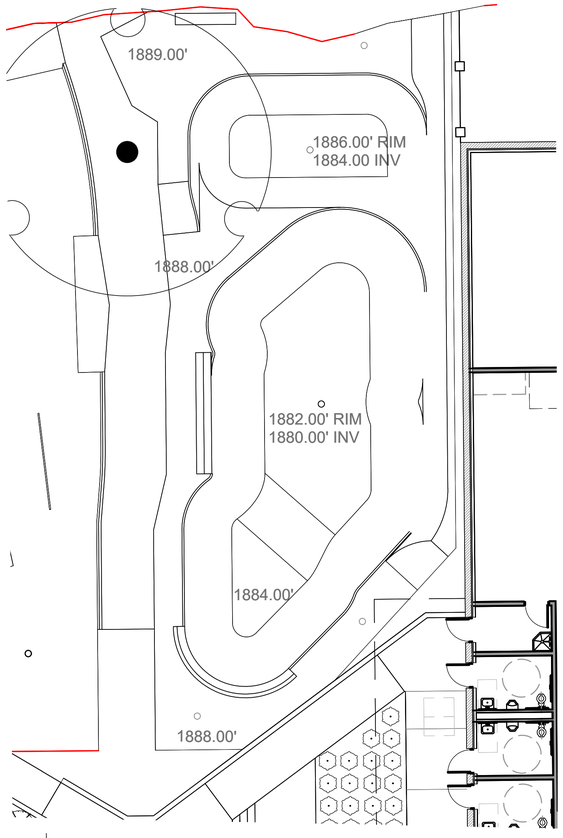


1 SAND PLAY & BRAIDED STREAM ENLARG.

SCALE: 1" = 10'-0"

2 SPLASH PAD & ENTRY PAVING ENLARG.

SCALE: 1" = 10'-0"



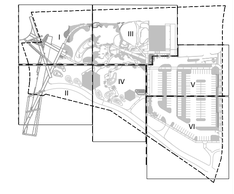
3 SKATE PARK ALTERNATE

SCALE: 1" = 10'-0"

0 10' 20' 40'

NORTH

KEY PLAN



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	APPROVED	

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DEPARTMENT OF PARKS AND RECREATION
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SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: LANDSCAPE PLANTING ENLARGEMENT
3.22.2019

DATE: Mar 21, 2019 - 5:00pm by: jculp

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.6
PR: 1 OF	REVISION NO.:

FILE NAME:

Back to Agenda

Dean,

See responses below.
Let us know if you need any additional information.

JULIA CULP ASLA | Professional Landscape Architect

Bernardo|Wills Architects PC | 153 South Jefferson Street, Spokane, WA 99201
MAIN 509.838.4511, ext. 8040 | www.bernardowills.com

From: Gunderson, Dean <dgunderson@spokanecity.org>
Sent: Monday, April 01, 2019 4:33 PM
To: Bill LaRue <blarue@bwarch.com>; Julia Culp <jculp@bwarch.com>
Cc: Mann, Alex <amann@spokanecity.org>
Subject: North Bank Playground

Hi Bill and Julia,

I'm working to get you a draft of the staff report for the Recommendation Meeting sometime on Wednesday (4/3). But, since I do have to publish the final report along with the meeting's agenda by Friday (4/5) I'm hoping you could get your comments to me by close of business on Thursday (4/4). Please let me know if this is workable for you.

I do have a few questions about the submittal. I'm hoping you could answer them, or provide some additional information, that would help reduce the amount of review time needed at the end of the week:

Conceptual Grading
The submittal only provides conceptual grading for the playground and turf area, with no information about the parking lot. There's a text reference to sheet drainage to bio-infiltration swales – are these the two north/south planter beds? These are called out to be equipped with underdrain pipe and drywells, with overflows being discharged to the Washington Street outfall (see question under Drainage).
See attached civil grading plans which include grading for the parking lot. We are still in discussion with the City on how much soil we can haul off or relocated from a cost standpoint. This may effect the grading of the parking lot slightly but I don't see it being substantial.

GFRC
The GFRC plans prepared in February indicate a number of Mammoth Skull and Mammoth Skeleton locations (near the Howard Street Promenade, below the Splash Pad Mechanical Room, and in the Landscape Plans a Mammoth Skull near the park's entrance on Washington Street). Yet, in the Landscape Plans prepared in March, there's only a single Mammoth Skull shown (near the vehicular entrance to the site). Where are these actually being proposed? Is there one, two, or three? We have one mammoth skull at the entry near the splash pad mechanical room. Then in an alternate bid item we are adding a second mammoth at the park entrance on Washington. We had planned for a third at the entrance off of the Howard street promenade but have since decided to replace this skull with a piece the city already owns, the vertebrae sculpture. Photo attached.

Drainage

There's a prefatory statement that some of the soil on the site is contaminated and cannot support infiltration – where are the locations of soil contamination? What assurances can be given that the areas that are designed for infiltration (the bio-infiltration areas of the parking lot, the turfed area of the playground, and the runoff areas for the cast-in-place synthetic play surface) won't result in further contamination?

We have been working very closely with Geoengineers on the soils at north bank. They are thoroughly familiar with the Riverfront Park contaminates and conditions. Attached is an exhibit of the test pit information we have from Geo. Geoengineers will periodically doing testing during construction verify improvements meet soils management plan.

Connection to SportsPlex

Staff had brought up at the SportsPlex's Collaborative Workshop that given the possible difficulty of creating an accessible path from the end of the Howard Street Promenade up the 22' to the level of the SportsPlex, that (perhaps) this level of accessibility is best achieved as it is elsewhere in the city – along the sidewalks within the public right-of-way along Howard Street, Mallon Avenue, and Cataldo Avenue. It appears this information was passed on by the SportsPlex designers to Benardo Wills, so no proposed solution is indicated in the playground's submittal. Yet, the SportsPlex submittal does show some attempt to resolve this pedestrian connection within the playground's planting area west of the concrete sidewalk, west of the upper play-surface area (near the GFRC Lookout Wall). The playground's Landscape Plans indicate this same area would receive three trees and 33 shrubs as well as turf – which is the most accurate depiction? Will the SportsPlex project take over the treatment of this area, including all the engineering and hard- & softscaping – or will it remain in the scope of the playground's project?

Collaboration is ongoing for the connection however this connection is now planned to be a future phase of the park and not part of the project bid documents. The Sportsplex design schedule is following the north bank by some time.

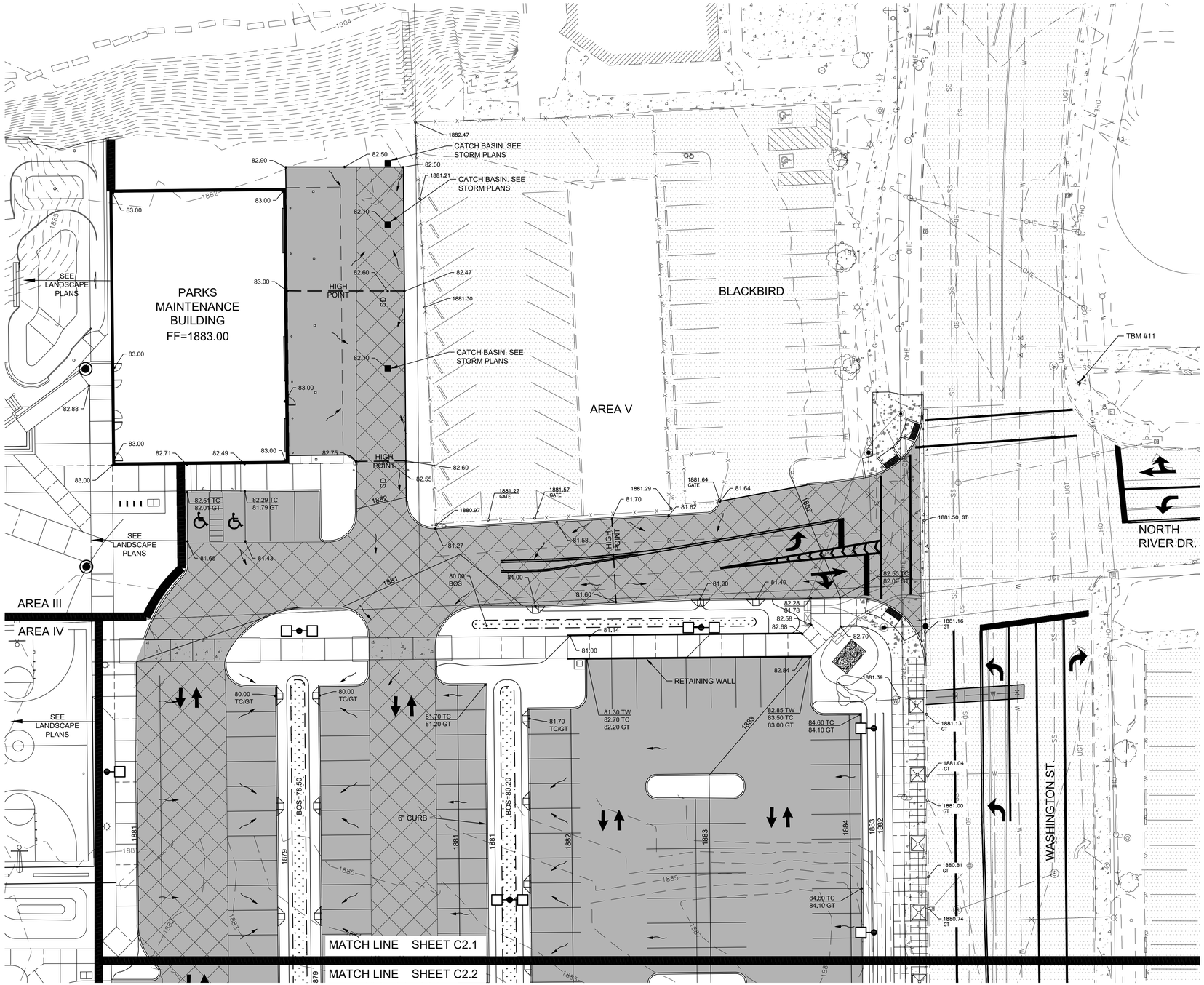
Signage

There appears to be an indication that the GFRC Mammoth Fossil(s) will be incorporated into some type of park signage package (one at the west side near the Promenade entrance, another at the east entrance off of Washington Street). Proposed signage is a submittal requirement for the Step 2 (Recommendation) meeting, can you provide some indication of any proposed park signage (with or without Mammoth theming) that would depart from the Riverfront Park signage standards?

I can send more on this tomorrow however we are currently designing a basalt entry wall that would be similar to those in other places of the park that would incorporate the name of the park and playground with the mammoth skull. This would be located at the main entry to the parking lot. Other signage would generally follow the park signage standards developed by Berger for other project within the park. I have attached those current designs for kiosks and wayfinding signs that are being used in other areas of the park. We will have some smaller interpretative signs for the playground space that would deviate from these standards. These have not been designed yet however we plan to have them look similar to those images provided in the DRB #2 packet.

Thanks!
Dean

S.18, T.25N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



20 10 0 20 40

SCALE: 1 INCH = 20 FEET

CONTOUR INTERVAL = 1 FOOT

TBM INFORMATION

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	LOCATION
*6	261603.25	2481510.70	1904.55	SET X	IN NORTH CURB OF CATALDO AVENUE
11	261297.65	2481837.03	1882.01	SET X	IN ASPHALT NORTHWEST CORNER HOWARD ST. AND MALLON AVE.
*25	261354.91	2480922.47	1884.57	SET MAG	IN SIDEWALK NORTHEAST CORNER RIVER DR. AND WASHINGTON ST.

* NOT SHOWN ON PLANS

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.

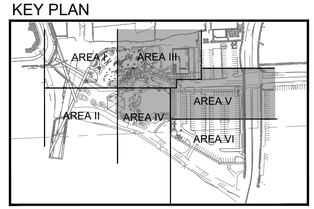
NOTES

1. -

LEGEND

- EXISTING CONTOUR (1887)
- PROPOSED CONTOUR (1881)
- PROPOSED SPOT ELEVATION (ADD 1800) (83.00)
- EXISTING SPOT ELEVATION (1887.10 GATE)
- FLOW ARROW
- BOTTOM OF SWALE

KEY PLAN



UTILITY STATEMENT

LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

811 Know what's **below.** **Call** before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

BY	REVISIONS	DATE

COFFMAN ENGINEERS
10 N. Post Street, Suite 500
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION 1734.64' @ CAP #CP9 — HORIZONTAL 1"=20'

CBM NO. 43N, 44W — NAVD 88 — VERTICAL

CITY DATUM — SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.22.2019	DRAWN	CWD
3.22.2019	DESIGNED	SAA
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: GRADING PLAN - AREA III AND V
3.22.2019

DATE: Mar 19, 2019 - 4:33pm by: dokken

DIGITALLY SIGNED:

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER | DRAWING NUMBER: C2.1

P#: OF | REVISION NO.:

FILE NAME:

S.18, T.25N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

20 10 0 20 40

SCALE: 1 INCH = 20 FEET

CONTOUR INTERVAL = 1 FOOT

TBM INFORMATION

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	LOCATION
*6	261603.25	2481510.70	1904.55	SET X	IN NORTH CURB OF CATALDO AVENUE
11	261297.65	2481837.03	1882.01	SET X	IN ASPHALT NORTHWEST CORNER HOWARD ST. AND MALLON AVE.
*25	261354.91	2480922.47	1884.57	SET MAG	IN SIDEWALK NORTHEAST CORNER RIVER DR. AND WASHINGTON ST.

* NOT SHOWN ON PLANS

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.

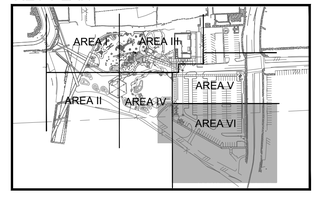
NOTES

1. -

LEGEND

- EXISTING CONTOUR (1887)
- PROPOSED CONTOUR (1881)
- PROPOSED SPOT ELEVATION (ADD 1800) (83.00)
- EXISTING SPOT ELEVATION (1887.10 GATE)
- FLOW ARROW
- BOTTOM OF SWALE

KEY PLAN



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NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

COFFMAN ENGINEERS
10 N. Post Street, Suite 500
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

LOCATION	BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION	1734.64' @ CAP #CP9
HORIZONTAL	1"=20'
CBM NO.	43N, 44W
	NAVD 88
VERTICAL	
CITY DATUM	SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.22.2019	DRAWN	CWD
3.22.2019	DESIGNED	SAA
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: GRADING PLAN - AREA VI
3.22.2019

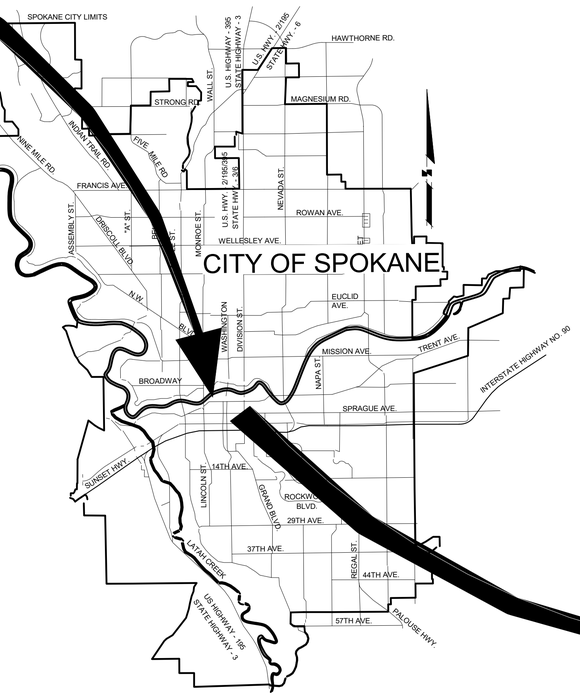
DATE: Mar 19, 2019 - 4:33pm by: dokken

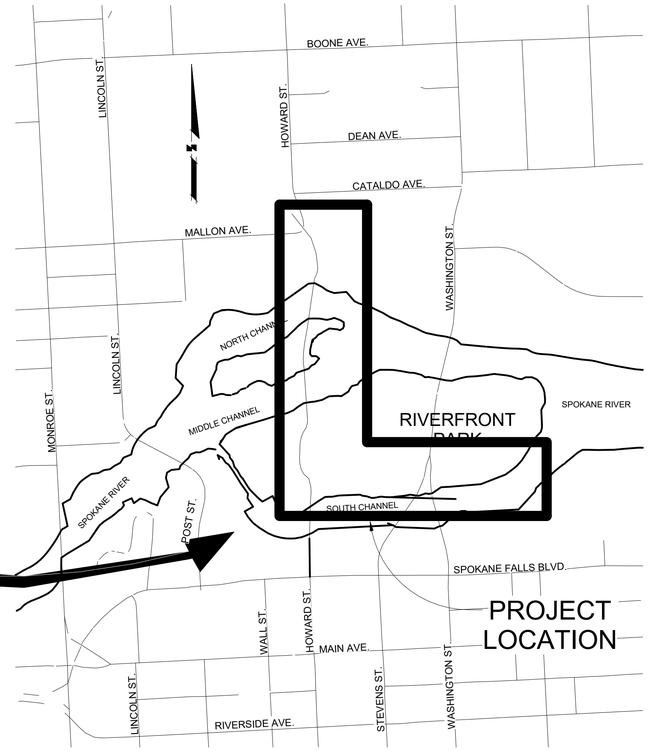
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	C2.2
P#: OF	REVISION NO.:

FILE NAME:

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION

RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
08/09/2018 BID SET





SHEET INDEX - HSP	
Sheet Number	Sheet Title
G0.02	COVER - HSP
WP1.05	WAYFINDING PLAN
WP1.06	WAYFINDING PLAN
WP1.07	WAYFINDING PLAN
WP1.09	WAYFINDING PLAN
WP1.13	WAYFINDING PLAN
WP1.17	WAYFINDING PLAN
WP1.19	WAYFINDING PLAN
WK2.01	WAYFINDING TYPE 1 KEY - HSP
W1.01	TYPE 1 WAYFINDING DEVICE DETAILS
W1.02	TYPE 1 WAYFINDING DEVICE DETAILS
W2.02	TYPE 2 WAYFINDING DEVICE DETAILS - NORTH
W4.01	TYPE 4 WAYFINDING DEVICE DETAILS
W4.02	TYPE 4 WAYFINDING DEVICE DETAILS

MAYOR
DAVID A. CONDON

COUNCIL MEMBERS
BEN STUCKART, CITY COUNCIL PRESIDENT
AMBER WALDREF
MIKE FAGAN
BREEAN BEGGS
JON SNYDER
LORI KINNEAR
KAREN STRATTON
CANDACE MUMMCANDACE MUMM

PARK BOARD
CHRIS WRIGHT, CITY COUNCIL PRESIDENT
NICK SUMNER, CITY COUNCIL VICE PRESIDENT
ROSS KELLEY
TED MCGREGOR
GRETA GILMAN
RICK CHASE
STEVE SALVATORI
SALLY LODATO
JENNIFER OGDEN
MIKE FAGANM CITY COUNCIL LIAISON

PROJECT CONTACT(S)
BERRY ELLISON, CITY OF SPOKANE, RIVERFRONT
PARK PROGRAM MANAGER, (509) 625-6276

CITY ADMINISTRATOR
THERESA SANDERS

DIRECTOR OF PARKS AND RECREATION
LEROY EADIE

PARKS PLANNING MANAGER
GARRETT JONES

DIRECTOR OF PUBLIC WORKS
RICK ROMERO

DIRECTOR OF WATER
DAN KEGLEY

MANAGER OF ENGINEERING SERVICES
KYLE TWOHIG

PARTNERSHIP berger

CITY OF SPOKANE

1 HSP WAYFINDING PLAN - AREA 17
1" = 20'-0"

WAYFINDING DEVICE TYPE LEGEND

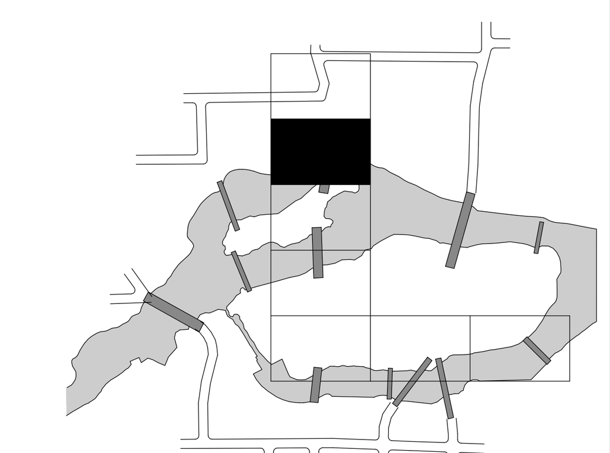
- TYPE 1 — FOOTING
- TYPE 2 — FOOTING
- TYPE 4 — FOOTING

LAYOUT NOTES

1. NORTHINGS (N) AND EASTING (E) PROVIDED INDICATE OPPOSITE CORNER OF FOOTINGS.
2. ELEVATIONS (EL) PROVIDED INDICATE TOP OF FOOTING ELEVATION.
3. FOOTING PLINTHS ARE ABOVE TOP OF FOOTING ELEVATIONS.
4. CONTRACTOR SHALL MARK CORNERS OF FOOTINGS IN FIELD AND INDICATE HEIGHT OF PROPOSED FINISH GRADE, AS WELL AS TOP OF FOOTING PLINTH ON THE STAKES. LAYOUT SHALL BE FIELD VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION,
5. REFER TO GRAPHIC PACKAGE.

SYSTEM NOTES

1. REFER TO GRAPHIC PACKAGE FOR QUANTITY OF CHPL PANELS, CHPL PANEL GRAPHICS, CUTOUT STEEL GRAPHICS, AND OTHER LOCATION SPECIFIC INFORMATION.
2. THE GRAPHIC PACKAGE IS INTENDED TO CONVEY THE QUANTITY OF GRAPHICS, GRAPHIC CHARACTER, AND GRAPHIC LOCATION.
3. ALL GRAPHICS (REFER TO GRAPHIC PACKAGE) HAVE BEEN COMPLETED AND ARE READY TO PROVIDE TO A FABRICATOR FOR FABRICATION. CHPL PANEL GRAPHICS WILL BE PROVIDED IN ADOBE ILLUSTRATOR FILE FORMAT FOR FABRICATION. CUTOUT METAL GRAPHICS WILL BE PROVIDED IN ADOBE ILLUSTRATOR FILE FORMAT OR AUTOCAD V2017 FORMAT FOR FABRICATION. GRAPHIC FILES ARE AVAILABLE FROM THE LANDSCAPE ARCHITECT UPON REQUEST.



NORTH
0 20' 40'
SCALE: 1"=20'-0"

STATE OF WASHINGTON
GUY MICHAELSEN
NO. 730 EXP. 2/12/2019
LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE

berger PARTNERSHIP

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION

ELEVATION 1886.71	HORIZONTAL (AS NOTED)	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CBM NO. OLD CITY #173	VERTICAL (AS NOTED)	
NAVD88 DATUM	SCALE	

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN	Author
DESIGNED	Designer
CHECKE	Checker
APPROVE	Approver

CITY OF SPOKANE

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
WAYFINDING PLAN

TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING	DRAWING NUMBER
	WP1.17
P#: OF 72	REVISION NO.:

1 HSP WAYFINDING PLAN - AREA 19
1" = 20'-0"

WAYFINDING DEVICE TYPE LEGEND

TYPE 1 — FOOTING

TYPE 2 — FOOTING

TYPE 4 — FOOTING

LAYOUT NOTES

1. NORTHINGS (N) AND EASTING (E) PROVIDED INDICATE OPPOSITE CORNER OF FOOTINGS.
2. ELEVATIONS (EL) PROVIDED INDICATE TOP OF FOOTING ELEVATION.
3. FOOTING PLINTHS ARE ABOVE TOP OF FOOTING ELEVATIONS.
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5. REFER TO GRAPHIC PACKAGE.

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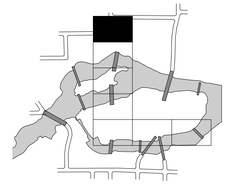


NORTH

0 20' 40'
SCALE: 1"=20'-0"

STATE OF WASHINGTON
GUY MICHAELSEN
NO. 730 EXP. 2/12/2019
LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION		BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
ELEVATION 1886.71	HORIZONTAL (AS NOTED)	
CBM NO. OLD CITY #173	VERTICAL (AS NOTED)	
NAVD88 DATUM	SCALE	

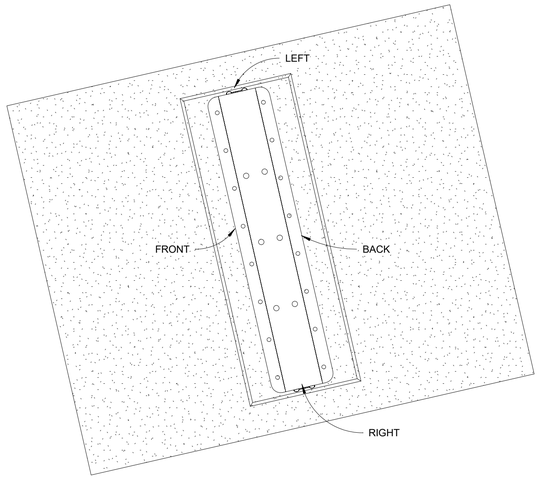
CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN	Author
DESIGNED	Designer
CHECKE	Checker
APPROVE	Approver

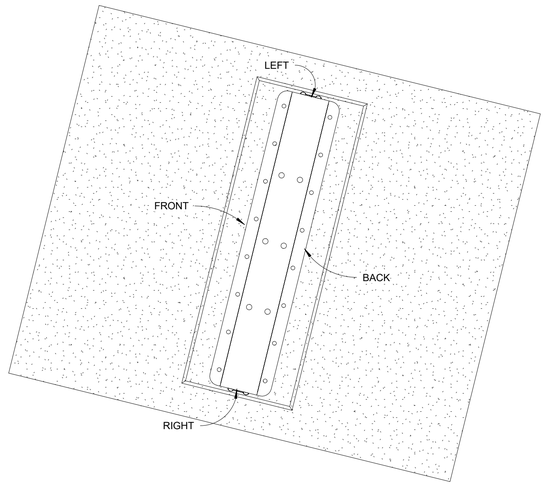
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT	RIVERFRONT PARK HOWARD STREET PROMENADE WAYFINDING 2018/08/09 BID SET
SHEET	LANDSCAPE WAYFINDING PLAN

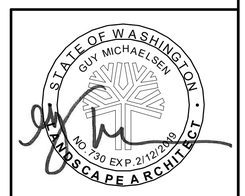
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING	DRAWING NUMBER
	WP1.19
P#: OF 72	REVISION NO.:



1 WK TYPE 1.04 - CENTRAL GREEN
1" = 1'-0"



2 WK TYPE 1.05 PLAYGROUND
1" = 1'-0"



DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION

ELEVATION 1886.71 | HORIZONTAL (AS NOTED)

CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)

NAVD88 DATUM | SCALE

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CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

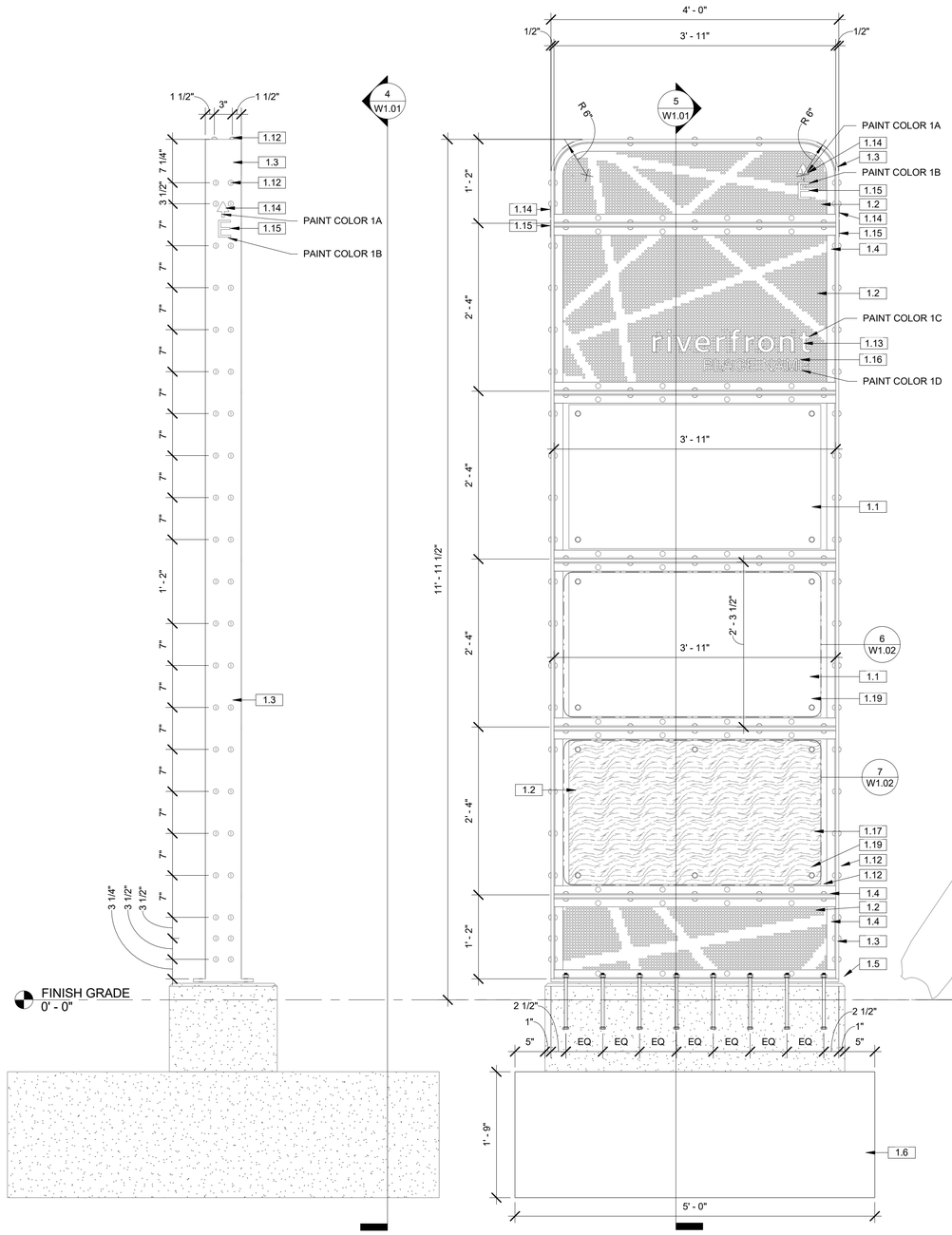
SHEET: LANDSCAPE
WAYFINDING TYPE 1 KEY - HSP

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING | DRAWING NUMBER

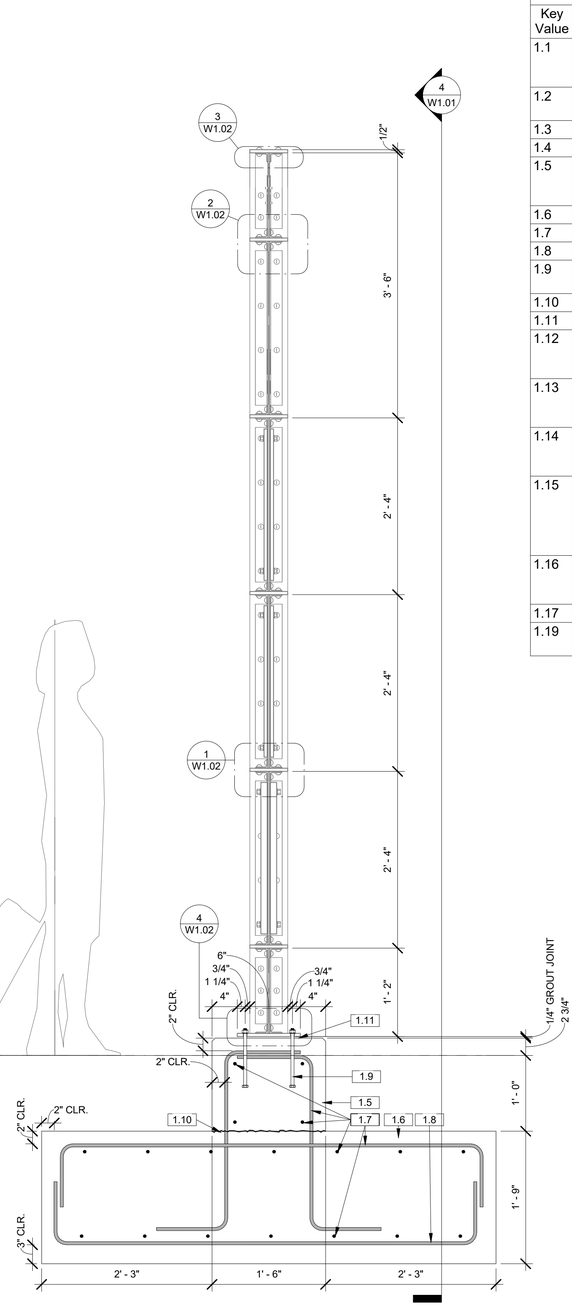
WK2.01

P#: OF 72 | REVISION NO.:

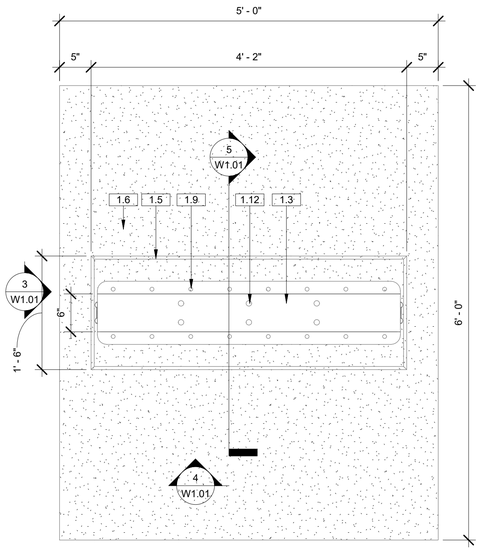


3 TYPE 1 WAYFINDING DEVICE SIDE ELEVATION
1" = 1'-0"

4 TYPE 1 WAYFINDING DEVICE FACE ELEVATION
1" = 1'-0"



5 TYPE 1 WAYFINDING DEVICE TYPICAL SECTION
1" = 1'-0"



1 TYPE 1 WAYFINDING DEVICE PLAN
1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 1 SIDED. ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
1.2	1/4" STEEL PANEL W/ PERFORATED GRAPHIC (DIGITAL FILES AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST). WELD TO STEEL FRAME PERIMETER AND MID-SUPPORTS
1.3	1/2" STEEL FRAME PERIMETER AND MID-SUPPORTS. WELDED TOGETHER.
1.4	2 X 1-1/2" X 1/4" STEEL ANGLE. MECHANICALLY ATTACH TO STEEL FRAME AND PANELS.
1.5	C.I.P. CONC. FOOTING PLINTH W/ 3/4" CHAMFER ALONG ALL EXPOSED (TOP/VERT) EDGES W/ SMOOTH FORM FINISH. CONCRETE SHALL BE EVEN/SMOOTH ONCE FORMS ARE REMOVED AND REQUIRE NO PATCHING
1.6	C.I.P. CONC. FOOTING OVER 95% COMPACTED SUBGRADE
1.7	#4 BAR @ 1'-0" MAX. SPA.
1.8	#4 BAR 8" MAX. SPA.
1.9	ASTM F593, AISI TYPE 316, CONDITION CW HEADED STAINLESS STEEL ANCHOR BOLT. 5/8" DIA., 8" MIN. EMBED. (16) TOTAL.
1.10	CONSTRUCTION JOINT WITH ROUGHENED SURFACE
1.11	GROUTED JOINT WITH SSTL LEVELING WASHERS
1.12	STEEL POP RIVET, 3/4" DIA. DOME SHAPED HEAD ON OUTSIDE FACE, 3/4" DIA. STEEL MUSHROOM CAP ON INSIDE FACE (MUSHROOM CAP TO MATCH APPEARANCE OF DOMED HEAD) INSTALL PER MFG. RECOMMENDATIONS
1.13	1/8" THICK CUT STEEL 'RIVERFRONT' GRAPHIC, 2 PER DEVICE, FONT AS SHOWN - ELECTRONIC FILES AVAILABLE UPON REQUEST. COATED (REFER TO NOTES). ATTACH TO STEEL BEHIND(FABRICATOR TO SUBMIT ATTACHMENT DETAILS)
1.14	1/8" THICK CUT STEEL DIRECTIONAL ARROW, 4 PER DEVICE - ELECTRONIC FILES AVAILABLE UPON REQUEST. COATED (REFER TO NOTES). ATTACH TO STEEL BEHIND (FABRICATOR TO SUBMIT ATTACHMENT DETAILS).
1.15	1/8" THICK CUT STEEL 'DIRECTION' TEXT 4 PER DEVICE, CRESTA MEDIUM FONT, 286.5 POINT. TEXT VARIES, EITHER N, S, E, W, DEPENDING ON DEVICE ORIENTATION. NORTH FACING SIDE TO RECEIVE 'S', SOUTH FACING SIDE TO RECEIVE 'N', EAST FACING SIDE TO RECEIVE 'W', WEST FACING SIDE TO RECEIVE 'E'. COATED (REFER TO NOTES). ATTACH TO STEEL BEHIND (FABRICATOR TO SUBMIT ATTACHMENT DETAILS).
1.16	1/8" THICK CUT STEEL 'PLACE NAME', 2 PER DEVICE, TEXT VARIES @ EA. LOCATION (CONFIRM W/ LANDSCAPE ARCHITECT, CRESTA BOLD FONT, 194 POINT, 200 TRACKING. ATTACH TO STEEL BEHIND (FABRICATOR TO SUBMIT ATTACHMENT DETAILS)
1.17	1" THICK CROSS LAMINATED TIMBER (CLT) PANEL. (SUBMIT PRODUCT DATA PRIOR TO FABRICATION)
1.19	1/2" DIA. SSTL HEX BOLT, NUT, & WASHER (FURNISHED BY CONTRACTOR TO CITY, INSTALLED BY CITY WITH GRAPHIC PANEL)

STATE OF WASHINGTON
GUY MICHAELSEN
NO 730 EXP 2/12/2019
LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE
	Wayfinding Devices 100% Update	2017/10/17

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION 1886.71 | HORIZONTAL (AS NOTED)
CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN	Author
DESIGNED	Designer
CHECKE	Checker
APPROVE	Approver

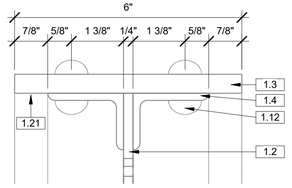
CITY OF SPOKANE

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

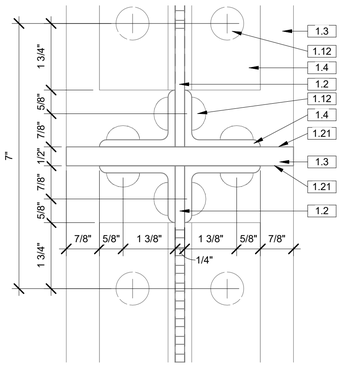
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 1 WAYFINDING DEVICE DETAILS

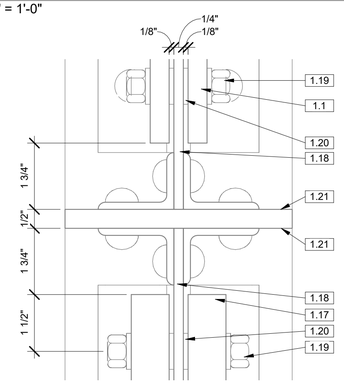
TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING	DRAWING NUMBER
	W1.01
P#: OF 72	REVISION NO.:



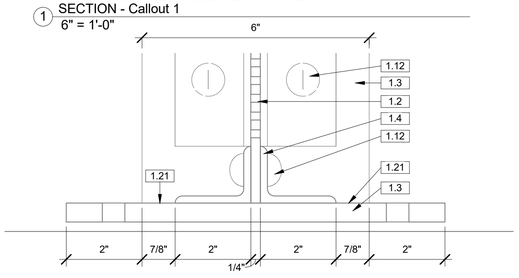
TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 3
3 6" = 1'-0"



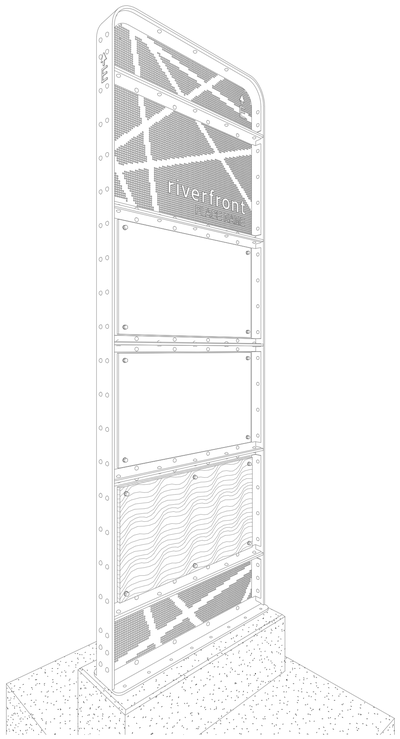
TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 2
2 6" = 1'-0"



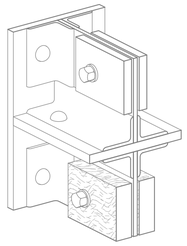
TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 1
1 6" = 1'-0"



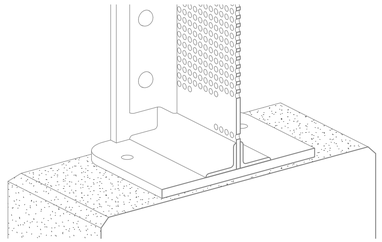
TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 4
4 6" = 1'-0"



TYPE 1 WAYFINDING DEVICE 3D VIEW
9

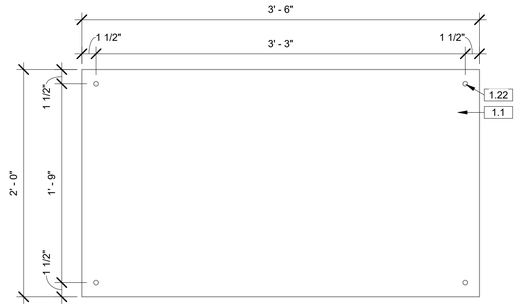


TYPE 1 WAYFINDING ASSEMBLY ISO VIEW 1
5

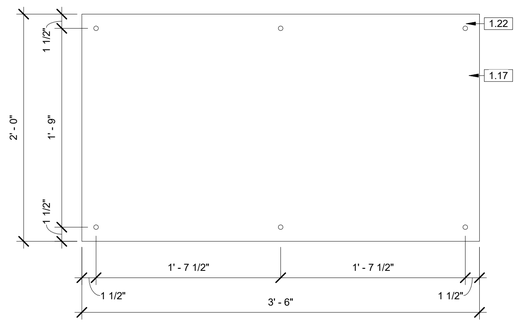


TYPE 1 WAYFINDING ASSEMBLY ISO VIEW 2
8

TYPE 1 WAYFINDING DEVICE GENERAL NOTES:
1. ALL MEMBERS SHALL BE CORTEN STEEL UNLESS NOTED OTHERWISE.
2. WELD ALL MEMBERS TOGETHER UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
3. ALL TYPE 1 WAYFINDING DEVICES SHALL BE INSTALLED PLUMB.
4. PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND INFORMATION SHOWING ALL MEMBERS, MEMBER GRADES, WELDS, ATTACHMENTS, ATTACHMENT SYSTEMS, AND COATING SYSTEMS. SUBMITAL SHALL BE SUBJECT TO REVIEW, MODIFICATION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
5. UPON REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL PROVIDE DIGITAL DRAWINGS WHICH MAY BE USED BY THE CONTRACTOR FOR SHOP DRAWINGS.
6. PRIOR TO CONSTRUTION, THE CONTRACTOR SHALL SUBMIT A 1' SQ X 1/4" THICK CORTEN STEEL SAMPLE PANEL WITH A MINIUM OF (2) RIVET ASSEMBLIES (POP RIVET + MUSHROOM CAP) FASTENING A 1' SECTION OF ANGLE CENTERED ON 1' SQ. WELD ANGLE ON BACK EDGE TO SHOW WELD.
7. COATINGS FOR PAINTED (NON CORTEN) ELEMENTS: AFTER FABRICATION, PAINTED ELEMENTS SHALL BE PREPARED AND COATED AS FOLLOWS:
   - A. SURFACE PREPARATION: SSPC SP-06 COMMERCIAL BLAST.
   - B. PRIME: TNEMEC SERIES 94H20 (ZINC RICH PRIMER) APPLIED AT 2.5 TO 3.5 MILS DFT.
   - C. INTERMEDIATE: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT
   - D. FINISH: TNEMEC SERIES 1071 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT
   - E. THIS COATING SYSTEM SHALL BE APPLIED IN THE SHOP UNLESS APPROVED OTHERWISE. CONTRACTOR SHALL PROTECT COATING SYSTEM DURING TRANSPORT AND INSTALLATION.
   - F. FIELD TOUCH-UP SHALL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT. FIELD TOUCH-UP SHALL BE AS FOLLOWS:
     - a. SURFACE PREP: SSPC SP-011 POWER TOOL CLEANING TO BARE METAL AT ALL WELDED AND ABRADED AREAS.
     - b. PRIME: TNEMEC SERIES 94H20 (ZINC RICH PRIMER) APPLIED AT 2.5 TO 3.5 MILS DFT.
     - c. INTERMEDIATE: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT
     - d. FINISH: TNEMEC SERIES 1071 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT
   - G. COLOR(S):
     - a. ALL FINISH COATS SHALL BE SERIES 1071 (SEMI-GLOSS):
     - b. COLOR 1A (DIRECTIONAL ARROW) SHALL BE: RAL 000 80 00 (PMS WARMGRAY 2C)
     - c. COLOR 1B (DIRECTION LETTER) SHALL BE: RAL 1018 (PANTONE 128 C)
     - d. COLOR 1C (RIVERFRONT) SHALL BE: RAL 000 80 00 (PMS WARMGRAY 2C)
     - e. COLOR 1D (PLACE NAME) SHALL BE: RAL 1018 (PANTONE 128 C)
   - H. PRIOR TO COATING, THE CONTRACTOR SHALL SUBMIT PHSYICAL PAINT SAMPLES USING THE ACTUAL SYSTEM AND COLORS SPECIFIED.
   - I. CONFIRM COLOR SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO FINISH COATING.



TYPE 1 CHPL GRAPHIC PANEL
1 1/2" = 1'-0"
6



TYPE 1 WOOD PANEL
1 1/2" = 1'-0"
7

Keynote Legend	
Key Value	Keynote Text
1.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 1 SIDED. ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
1.2	1/4" STEEL PANEL W/ PERFORATED GRAPHIC (DIGITAL FILES AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST). WELD TO STEEL FRAME PERIMETER AND MID-SUPPORTS
1.3	1/2" STEEL FRAME PERIMETER AND MID-SUPPORTS. WELDED TOGETHER.
1.4	2 X 1-1/2" X 1/4" STEEL ANGLE. MECHANICALLY ATTACH TO STEEL FRAME AND PANELS.
1.12	STEEL POP RIVET, 3/4" DIA. DOME SHAPED HEAD ON OUTSIDE FACE, 3/4" DIA. STEEL MUSHROOM CAP ON INSIDE FACE (MUSHROOM CAP TO MATCH APPEARANCE OF DOMED HEAD) INSTALL PER MFG. RECOMMENDATIONS
1.17	1" THICK CROSS LAMINATED TIMBER (CLT) PANEL. (SUBMIT PRODUCT DATA PRIOR TO FABRICATION)
1.18	1/4" STEEL PANEL W/ NO GRAPHIC
1.19	1/2" DIA. SSTL HEX BOLT, NUT, & WASHER (FURNISHED BY CONTRACTOR TO CITY, INSTALLED BY CITY WITH GRAPHIC PANEL)
1.20	1/8" THICK SSTL WASHER (FURNISHED BY CONTRACTOR TO CITY, INSTALLED BY CITY WITH GRAPHIC PANEL)
1.21	3/16" FILLET WELD ALL AROUND.
1.22	5/8" DIA. HOLE (CONFIRM SIZED TO ACCOMODATE 1/2" DIA. SSTL HEX BOLT)

NOTES:
GRAPHICS PANELS MUST BE LEED, GREENGUARD AND FSC CERTIFIED AND BE MANUFACTURED AS CUSTOM HIGH PRESSURE LAMINATE (CHPL). CHPL GRAPHIC SIGN MATERIAL IS COMPOSED OF SEVERAL LAYERS OF PHENOLIC RESIN IMPREGNATED KRAFT FILLER PAPER, A DIGITALLY IMAGED GRAPHIC, A LAYER OF MELAMINE RESIN, SURFACED BY A LAYER OF TRANSLUCENT EXTEIROR UV/ GRAFFITI OVERLAY PROTECTION. THE ENTIRE PANEL, INCLUDING EXTERIOR OVERLAY, MUST BE BONDED UNDER HEAT AND EXTREME PRESSURE TO FORM A COMPOSITE PANEL. THE FINISH MUST BE SMOOTHLY TEXTURED WITH REFLECTIVITY OF 30+ OR -5 GLOSS UNITS. THE CHPL GRAPHICS MUST BE WARRANTED FOR MINIMUM OF 10 YEARS AGAINST FADING, DE-LAMINATION AND WEATHER DETERIORATION. THERE SHOULD BE NO WARRANTY REQUIREMENTS FOR AN ANNUAL APPLICATION OF WATER SEALANT, NO EXCLUSIONS FOR PANELS USED IN "EXTREME TEMPERATURES" AND NO CLAUSE THAT WARRANTIES CAN BE DENIED DUE TO "IMPROPER MAINTENANCE". PANELS MUST BE ABLE TO BE CLEANED WITH ANY SOLVENT AND NOT RESTRICT USE OF PRODUCTS CONTAINING LACQUER THINNER OR ACETONE. ALL CUTTING AND FINISHING TO BE DONE USING A CNC ROUTER. GRAPHICS MUST BE MADE USING 12-COLOR HIGH DEFINITION PRINTING TECHNOLOGY. VENDOR SHALL PROVIDE A SAMPLE FROM A SUPPLIED FILE TO CONFIRM QUALITY. PANELS MUST BE ENTIRELY MADE IN THE U.S.A.

STATE OF WASHINGTON · GUY MICHAELSEN · NO. 730 EXP. 2/12/2019 · LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE
	Wayfinding Devices 100% Update	2017/10/17

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION		
ELEVATION 1886.71	HORIZONTAL (AS NOTED)	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
CBM NO. OLD CITY #173	VERTICAL (AS NOTED)	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
NAVD88 DATUM	SCALE	

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

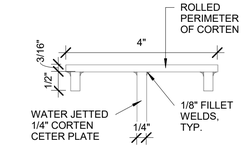
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 1 WAYFINDING DEVICE DETAILS

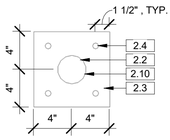
TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING	DRAWING NUMBER
	W1.02
P#: OF 72	REVISION NO.:

TYPE 2 WAYFINDING DEVICE GENERAL NOTES:

1. ALL MEMBERS SHALL BE A36 (CORTEN) STEEL UNLESS NOTED OTHERWISE.
2. WELD ALL MEMBERS TOGETHER UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
3. ALL POSTS SHALL BE PLUMB.
4. PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND INFORMATION SHOWING ALL MEMBERS, MEMBER GRADES, WELDS, ATTACHMENTS, COATING SYSTEMS. SUBMITALL SHALL BE SUBJECT TO REVIEW, MODIFICATION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
5. UPON REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL PROVIDE DIGITAL DRAWINGS WHICH MAY BE USED BY THE CONTRACTOR FOR SHOP DRAWINGS.
6. COATINGS: AFTER FABRICATION, ALL ALUMINUM SHALL BE PREPARED AND COATED AS FOLLOWS:
   - A. SURFACE PREPARATION: SCARIFY 100% OF THE SURFACE TO BE COATED WITH A BROWN METAL PAD TO PROVIDE A UNIFORM SURFACE PROFILE.
   - B. PRIME: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT.
   - C. FINISH: TNEMEC SERIES 1072 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT.
   - D. THIS COATING SYSTEM SHALL BE APPLIED IN THE SHOP UNLESS APPROVED OTHERWISE. CONTRACTOR SHALL PROTECT COATING SYSTEM DURING TRANSPORT AND INSTALLATION.
   - E. FIELD TOUCH-UP SHALL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT. FIELD TOUCH-UP SHALL BE AS FOLLOWS:
     - a. SURFACE PREP: SCARIFY 100% OF THE SURFACE TO BE COATED WITH A BROWN METAL PAD TO PROVIDE A UNIFORM SURFACE PROFILE.
     - b. PRIME: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT.
     - c. FINISH: TNEMEC SERIES 1072 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT.
   - F. COLOR(S):
     - a. ALL FINISH COATS SHALL BE SERIES 1072 (SATIN)
     - b. COLOR 2A (PERIMETER) SHALL BE: RAL 7026 (GRANITE)
     - c. COLOR 2B (INSET) SHALL BE: RAL 1018 (ZINC YELLOW)
     - d. COLOR 2C THE POSTS AND BASE PLATES SHALL BE: STD. TNEMEC COLOR NO. 2 PENCIL; 47GR (RGB 85, 87, 89) NO PHYSICAL SAMPLE OF THIS COLOR IS REQ'D.
7. PRIOR TO COATING, THE CONTRACTOR SHALL SUBMIT PHSYICAL PAINT SAMPLES USING THE ACTUAL SYSTEM SPECIFIED. THE CONTRACTOR SHALL PROVIDE THE SPECIFIED COLOR AS WELL AS THE ALTERNATE COLOR(S).
   - A. ALTERNATE COLORS FOR TYPE 2 WAYFINDING DEVICE SHALL BE:
     - a. RAL 1006 (MAIZE YELLOW)
     - b. RAL 1017 (SAFFRON YELLOW)
     - c. STD. TNEMEC COLOR: 14YW (RGB, 255, 199, 26)
   - B. CONFIRM COLOR SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO FINISH COATING.

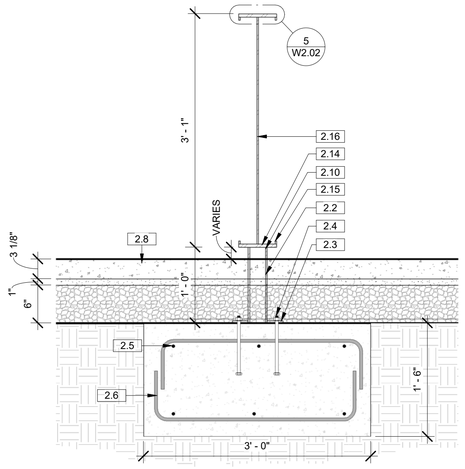


5 TYPE 2 TYPICAL TOP PLATE SECTION - NORTH
6" = 1'-0"

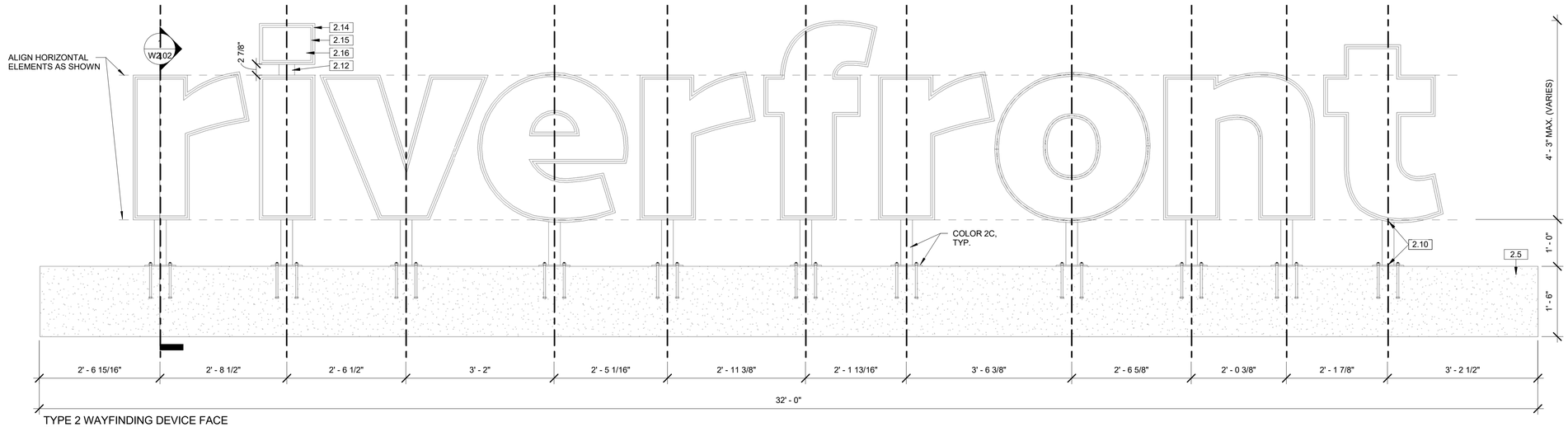


6 TYPE 2 TYPICAL BASE PLATE - NORTH
1 1/2" = 1'-0"

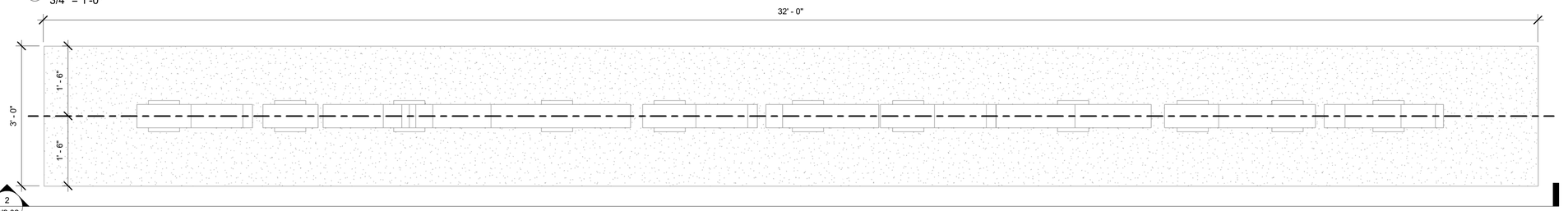
3 TYPE 2 WAYFINDING DEVICE 3D VIEW_NORTH



1 TYPE 2 WAYFINDING DEVICE TYPICAL SECTION_NORTH
1" = 1'-0"

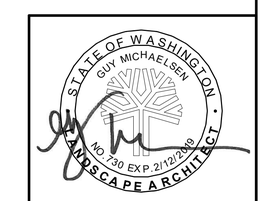


2 TYPE 2 WAYFINDING DEVICE FACE ELEVATION_NORTH
3/4" = 1'-0"



4 TYPE 2 WAYFINDING DEVICE PLAN - NORTH
3/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
2.2	3" DIA. X 1/4" ROUND HSS
2.3	8"X8"X3/8" BASE PLATE
2.4	ASTM F593, AISI TYPE 316, CONDITION CW HEADED STAINLESS STEEL ANCHOR BOLT. 5/8" DIA., 8" MIN. EMBEDMENT. 4 BOLTS PER BASE PLATE OR STAINLESS STEEL POST INSTALLED ANCHORS 5/8" DIA., 7.5" MIN. EMBEDMENT, 3,500 LBS MIN. PULLOUT CAPACITY PER ANCHOR
2.5	C.I.P. CONC. FOOTING
2.6	#4 @ 1'-0" SPA. MAX.
2.8	ADJACENT PAVING. FINISH GRADE VARIES
2.10	3/16" FILLET WELD AT TOP, 5/16" FILLET (OR PARTIAL PENETRATION) WELD AT BOTTOM.
2.12	2" DIA. X 1/4" ROUND HSS CNTRD.
2.14	3/16"X4" ROLLED STEEL
2.15	1/4" WATER JETTED STEEL LETTER OUTLINE
2.16	1/4" WATER JETTED STEEL CENTER PLATE



DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION 1886.71 | HORIZONTAL (AS NOTED)
CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

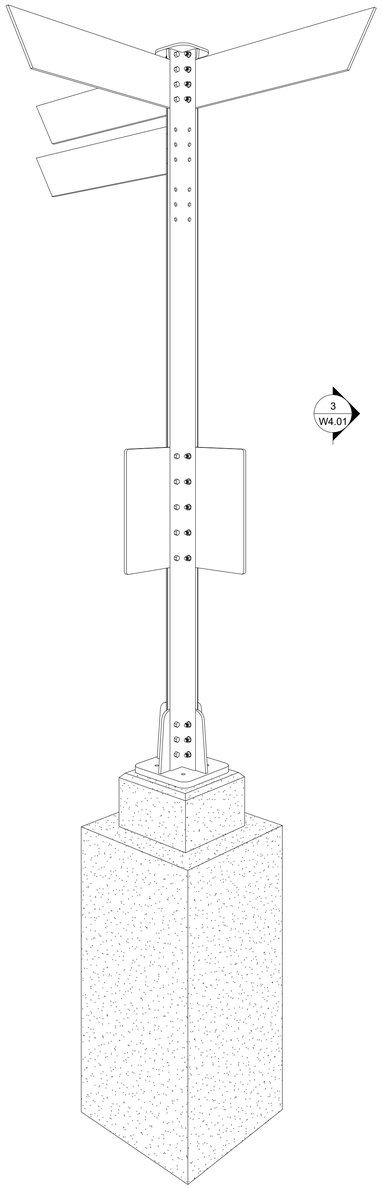
DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

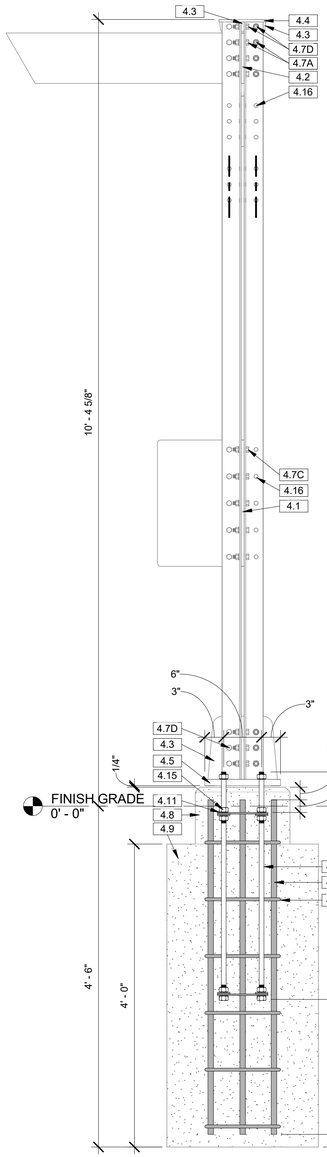
SHEET: LANDSCAPE
TYPE 2 WAYFINDING DEVICE DETAILS - NORTH

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING | DRAWING NUMBER: W2.02
P#: OF 72 | REVISION NO.:

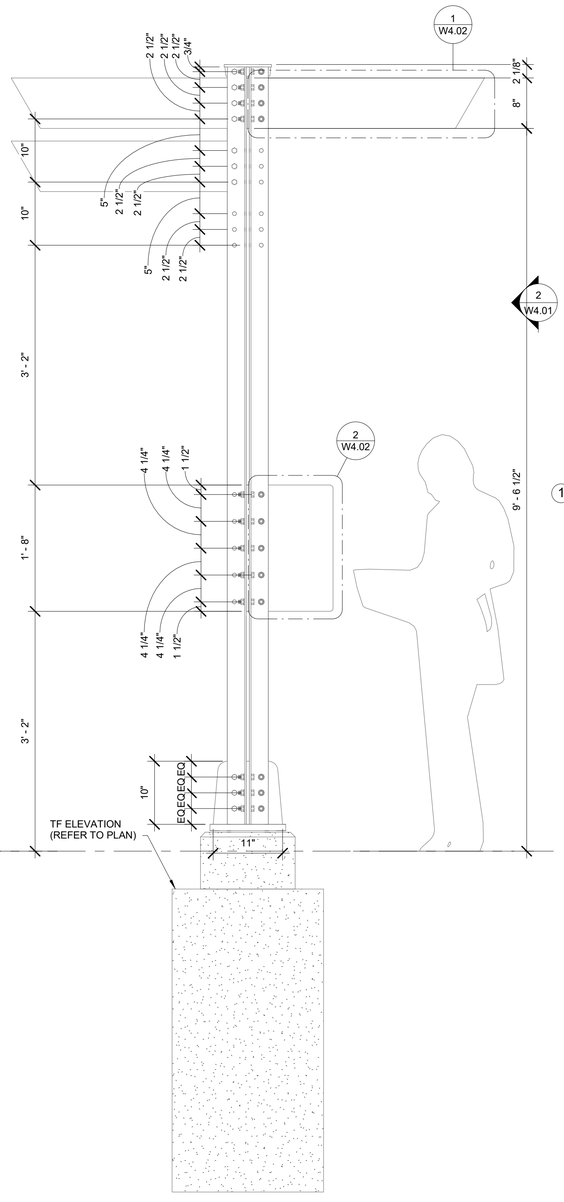


3
W4.01

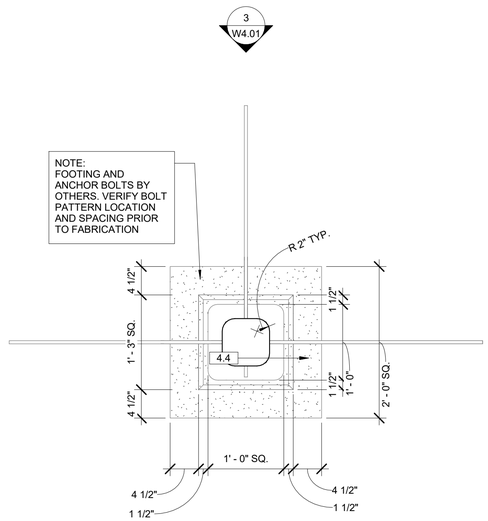
4 TYPE 4 WAYFINDING DEVICE 3D VIEW



2 TYPE 4 WAYFINDING DEVICE TYPICAL SECTION
1" = 1'-0"

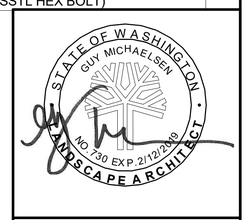


3 TYPE 4 WAYFINDING DEVICE FACE ELEVATION
1" = 1'-0"



1 TYPE 4 WAYFINDING DEVICE PLAN
1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
4.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 2 SIDED. EA. DEVICE SHALL ACCOMMODATE A MAXIMUM OF 16 GRAPHIC PANELS (12 FLAG PANELS + 4 INFORMATION PANELS). ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
4.2	3" X 3" X 1/4" CORTEN STEEL ANGLE - MECHANICAL ATTACHMENT ONLY, NO WELDS. EA. ANGLE SHALL BE DRILLED TO ACCOMODATE FASTENERS TO ACCOMODATE MAXIMUM AMOUNT OF GRAPHIC PANELS AND MECHANICAL ATTACHMENTS AS SHOWN (34 HOLES PER ANGLE)
4.3	1/2" STEEL TABS WELDED TO PLATE
4.4	3/8" X 7-1/2" STEEL PLATE CAP
4.5	1" STEEL PLATE
4.7A	1/2" DIA. SSTL HEX BOLT & NUT (GRIND/CUT BOLT FLUSH W/ NUT) - INSTALL ALL HEX BOLTS TO ACCOMODATE CHPL FLAG GRAPHIC PANELS @ TOP LOCATION EVEN IF FLAG GRAPHIC PANELS ARE NOT PRESENT.
4.7C	1/2" DIA. SSTL HEX BOLT & NUT (GRIND/CUT BOLT FLUSH W/ NUT) - INSTALL ONLY WHERE CHPL INFORMATION GRAPHIC PANELS IS PRESENT. ANGLE(S) SHALL BE DRILLED TO ACCOMODATE FASTENERS EVEN IF NO INFORMATION PANEL IS PRESENT.
4.7D	1/2" DIA. SSTL HEX BOLT & NUT
4.8	C.I.P. CONC. FOOTING PLINTH W/ 3/4" CHAMFER ALONG ALL EXPOSED (TOP/VERT) EDGES W/ SMOOTH FORM FINISH. CONCRETE SHALL BE EVEN/SMOOTH ONCE FORMS ARE REMOVED AND REQUIRE NO PATCHING. THIS FOOTING MAY BE PRECAST AT THE CONTRACTOR'S DISCRETION.
4.9	C.I.P. CONC. FOOTING OVER 95% COMPACTED SUBGRADE. THIS FOOTING MAY BE PRECAST AT THE CONTRACTOR'S DISCRETION.
4.11	1/4" STEEL BAR (TYP) 2" WIDE BETWEEN ADJACENT ANCHOR BOLTS EA. WAY.
4.12	ASTM F593, AISI TYPE 316, CONDITION CW HEADED STAINLESS STEEL ANCHOR BOLT. 5/8" DIA.
4.13	(8) #7 BAR SPA. EVENLY
4.14	(6) #4 BAR TIES EQ. SPA. @ 9" MAX.
4.15	DOUBLE NUTS TIGHT TO BAR
4.16	5/8" DIA. HOLE (CONFIRM SIZED TO ACCOMODATE 1/2" DIA. SSTL HEX BOLT)



DIGITALLY SIGNED:

BY	REVISIONS	DATE
	Wayfinding Devices 100% Update	2017/10/17

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION

ELEVATION 1886.71	HORIZONTAL (AS NOTED)	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
CBM NO. OLD CITY #173	VERTICAL (AS NOTED)	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
NAVD88 DATUM	SCALE	

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

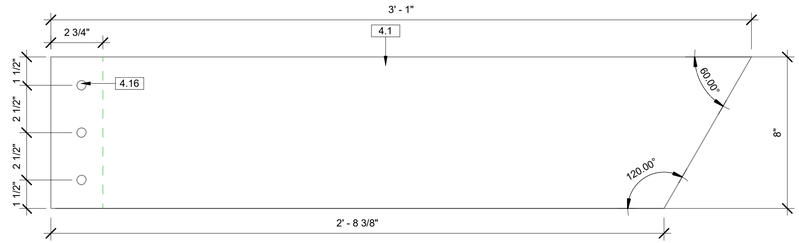
DRAWN	Author
DESIGNED	Designer
CHECKE	Checker
APPROVE	Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

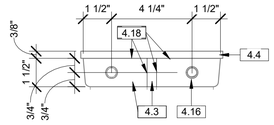
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 4 WAYFINDING DEVICE DETAILS

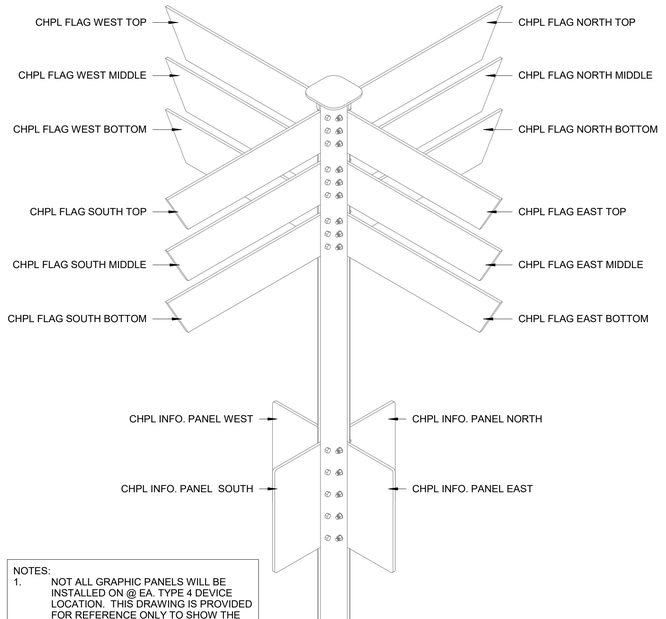
TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING	DRAWING NUMBER
	W4.01
PM: OF 72	REVISION NO.:



1 TYPE 4 CHPL FLAG ELEVATION
3" = 1'-0"



7 TYPE 4 WAYFINDING DEVICE STEEL TAB
TYPICAL FACE ELEVATION (TOP)
3" = 1'-0"



NOTES:
1. NOT ALL GRAPHIC PANELS WILL BE INSTALLED ON @ EA. TYPE 4 DEVICE LOCATION. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY TO SHOW THE MAXIMUM QUANTITY OF GRAPHIC PANELS POSISBLE AT EACH LOCATION. DEVICE SHALL BE BUILT TO ACCOMODATE ALL PANELS SHOWN.
2. CHPL FLAG PANEL QUANTITY VARIES BY EACH TYPE 4 DEVICE LOCATION; ONLY ONE CHPL INFO PANEL SHALL BE REQUIRED AT EACH LOCATION. REFER TO GRAPHIC PACKAGE FOR CHPL PANEL QUANTITIES AND GRAPHICS.

TYPE 4 WAYFINDING DEVICE GENERAL NOTES:
1. ALL MEMBERS SHALL BE CORTEN STEEL UNLESS NOTED OTHERWISE.
2. WELD ALL MEMBERS TOGETHER UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
3. ALL TYPE 1 WAYFINDING DEVICES SHALL BE INSTALLED PLUMB.
4. PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND INFORMATION SHOWING ALL MEMBERS, MEMBER GRADES, WELDS, ATTACHMENTS, COATING SYSTEMS. SUBMITALL SHALL BE SUBJECT TO REVIEW, MODIFICATION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
5. UPON REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL PROVIDE DIGITAL DRAWINGS WHICH MAY BE USED BY THE CONTRACTOR FOR SHOP DRAWINGS.
6. PRIOR TO CONSTRUTION, THE CONTRACTOR SHALL SUBMIT A 1' SQ X 1/4" THICK CORTEN STEEL SAMPLE PANEL WITH A MINIUM OF (2) SSTL ANCHOR BOLT ASSEMBLIES AND A TAB WELDED ON TO SHOW WELD CONDITION.

CHPL PANEL REQUIREMENTS:
GRAPHICS PANELS MUST BE LEED, GREENGUARD AND FSC CERTIFIED AND BE MANUFACTURED AS CUSTOM HIGH PRESSURE LAMINATE (CHPL). CHPL GRAPHIC SIGN MATERIAL IS COMPOSED OF SEVERAL LAYERS OF PHENOLIC RESIN IMPREGNATED KRAFT FILLER PAPER, A DIGITALLY IMAGED GRAPHIC, A LAYER OF MELAMINE RESIN, SURFACED BY A LAYER OF TRANSLUCENT EXTEIROR UV/ GRAFFITI OVERLAY PROTECTION. THE ENTIRE PANEL, INCLUDING EXTERIOR OVERLAY, MUST BE BONDED UNDER HEAT AND EXTREME PRESSURE TO FORM A COMPOSITE PANEL. THE FINISH MUST BE SMOOTHLY TEXTURED WITH REFLECTIVITY OF 30+ OR -5 GLOSS UNITS. THE CHPL GRAPHICS MUST BE WARRANTED FOR MINIMUM OF 10 YEARS AGAINST FADING, DE-LAMINATION AND WEATHER DETERIORATION. THERE SHOULD BE NO WARRANTY REQUIREMENTS FOR AN ANNUAL APPLICATION OF WATER SEALANT, NO EXCLUSIONS FOR PANELS USED IN "EXTREME TEMPERATURES" AND NO CLAUSE THAT WARRANTIES CAN BE DENIED DUE TO "IMPROPER MAINTENANCE". PANELS MUST BE ABLE TO BE CLEANED WITH ANY SOLVENT AND NOT RESTRICT USE OF PRODUCTS CONTAINING LACQUER THINNER OR ACETONE. ALL CUTTING AND FINISHING TO BE DONE USING A CNC ROUTER. GRAPHICS MUST BE MADE USING 12-COLOR HIGH DEFINITION PRINTING TECHNOLOGY. VENDOR SHALL PROVIDE A SAMPLE FROM A SUPPLIED FILE TO CONFIRM QUALITY. PANELS MUST BE ENTIRELY MADE IN THE U.S.A.

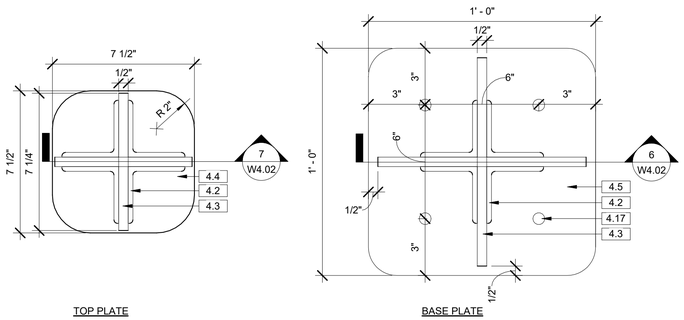
Keynote Legend

Key Value	Keynote Text
4.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 2 SIDED. EA. DEVICE SHALL ACCOMMODATE A MAXIMUM OF 16 GRAPHIC PANELS (12 FLAG PANELS + 4 INFORMATION PANELS). ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
4.2	3" X 3" X 1/4" CORTEN STEEL ANGLE - MECHANICAL ATTACHMENT ONLY, NO WELDS. EA. ANGLE SHALL BE DRILLED TO ACCOMODATE FASTENERS TO ACCOMODATE MAXIMUM AMOUNT OF GRAPHIC PANELS AND MECHANICAL ATTACHMENTS AS SHOWN (34 HOLES PER ANGLE)
4.3	1/2" STEEL TABS WELDED TO PLATE
4.4	3/8" X 7-1/2" STEEL PLATE CAP
4.5	1" STEEL PLATE
4.16	5/8" DIA. HOLE (CONFIRM SIZED TO ACCOMODATE 1/2" DIA. SSTL HEX BOLT)
4.17	HOLE TO ACCOMODATE 5/8" ANCHOR BOLT
4.18	3/16" FILLET WELD
4.19	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 2 SIDED. EA. DEVICE SHALL ACCOMMODATE A MAXIMUM OF 16 GRAPHIC PANELS (12 FLAG PANELS + 4 INFORMATION PANELS). ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE. ONLY ONE OF THIS SIZE PANEL SHALL BE REQUIRED AT EACH TYPE 4 DEVICE LOCATION.

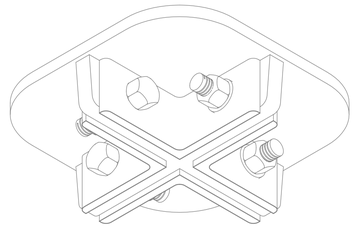
2 TYPE 4 CHPL INFORMATION PANEL
ELEVATION
3" = 1'-0"

6 TYPE 4 WAYFINDING DEVICE STEEL TAB
TYPICAL FACE ELEVATION (BOTTOM)
3" = 1'-0"

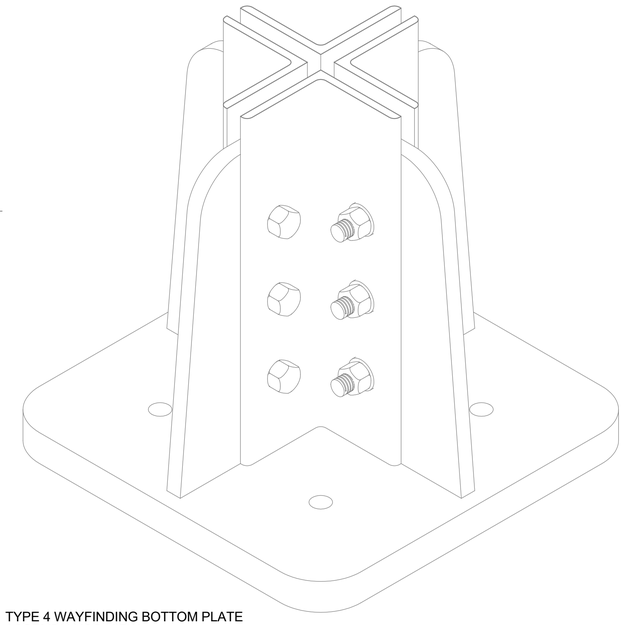
8 TYPE 4 MAXIMUM GRAPHIC PANELS
(FOR REFERENCE ONLY)



3 TYPE 4 TYPICAL BASE & TOP PLATES
3" = 1'-0"



5 TYPE 4 WAYFINDING TOP PLATE
ASSEMBLY ISO VIEW



4 TYPE 4 WAYFINDING BOTTOM PLATE
ASSEMBLY ISO VIEW

STATE OF WASHINGTON · GUY MICHAELSEN · NO 730 EXP 2/12/2019 · LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

	Wayfinding Devices 100% Update	2017/10/17
BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION: BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION: 1886.71 | HORIZONTAL (AS NOTED) | VERTICAL (AS NOTED)
CBM NO.: OLD CITY #173
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

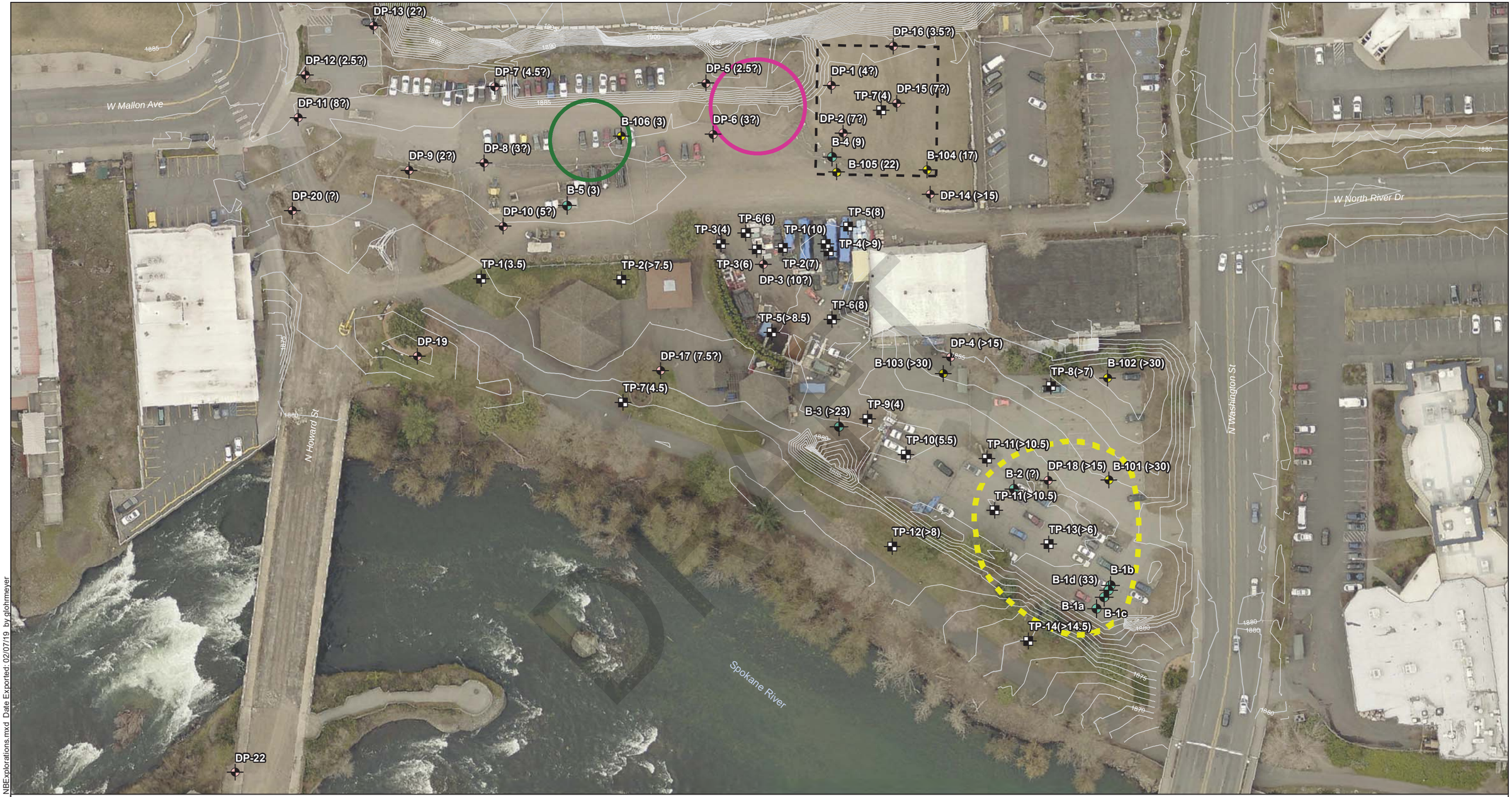
DRAWN: Author
DESIGNED: Designer
CHECKED: Checker
APPROVED: Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 4 WAYFINDING DEVICE DETAILS

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING | DRAWING NUMBER: W4.02
P#: OF 72 | REVISION NO.:



Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Current Imagery flown by Spokane Regional Orthophoto Consortium .

Projection: NAD 1983 StatePlane Washington North FIPS 4601 Feet

- Test Pit Number and Approximate Location by others
- Approximate Boring Locations (GeoEngineers, January 2019)
- Approximate Boring Location (GeoEngineers, September 2016)
- Approximate Boring Locations (GeoEngineers, July 2014)
- 1 Foot Contour
- 5 Foot Contour
- (10) Estimated depth to basalt rock (feet)

- Approximate Location of Proposed Maintenance Building
- Approximate Location of Proposed Vertical Play Structure
- Approximate Location of Proposed Wheels Park
- Approximate Area Recommended for Dry Wells

N W E S

80 0 80
Feet

Site Plan

Riverfront Park North Bank Project
Spokane, Washington

GeoEngineers

Figure 2

P:\0\01101148\GIS\14MXD\001101481 4_F02_NBExplorations.mxd Date Exported: 02/07/19 by:glohmeyer

Dean,

I have a couple of comments for you Staff Report. Julia sent you some comments yesterday to address specific questions you had.

2. Regarding the soil contamination. Geoengineers is being retained by Park for testing and making recommendations to provide assurances that the contaminated areas will not be exacerbated by stormwater infiltration. This is for the Regional Playground as well as the entire Riverfront Park Projects as required by Soil Management Plan for Riverfront Park.

1. Recommendations provided in the Geotechnical Engineering Evaluation and Limited Environmental Site Assessment Riverfront Park North Bank Project, prepared by GeoEngineers, dated February 8, 2019, apply to this Section.
2. Fully comply with guidelines and detailed requirements of the Soil Management Plan, prepared by GeoEngineers, dated June 23, 2016.
3. Riverfront Park Assessment Report
4. Soil Stockpile Management Plan

7. The 30'radius, and approach grades at the maintenance access to the Centennial Trail is required to accommodate the Tour Train. See attached document. The parking count is predicated on the need for park revenue generation and large event parking for the US Pavillion Project since this lot will be the primary parking site for the Pavillion.

Additional Suggested Topics

1. The opportunity to develop a 20' vertical stair connection concept from the Howard Street Prominade up to the Sportsplex Project has been discussed throughout the project. This pedestrian connection, although a high priority, will be done at a future date due to lack of funds from either project and the difference in project schedules. Transferring funds now from the Parks Department to the Sportsplex Team would require elimination of play equipment in the Regional Playground Project that the Parks Department is unwilling to do at this time.
2. The team has debated the planting scheme for the Mima Mounds. It is anticipated that children will play on the Mima mounds due to their close proximity to the playground. Therefore we have chosen more durable seed mix than native prairie grasses. The prairie grasses would be more aesthetic and representational of the geology but the RTF Rhizomatous Tall Fescue – Barenbrug USA can withstand the impact of playgrounds while adhering to water conservation principles in the Spokanscape Guidelines. Kentucky Bluegrass is typically what is planted in playgrounds for durability.
3. We can relook at the shade requirement for the parking lot. However, the Geotechnical report indicates a portion of the soils under the parking lot near where the maintenance building is currently located is contaminated with PCB's and Diesel from the old train yard as well as silty soils that do not allow for infiltration. Therefor the Bioinfiltration swales in the parking lot will have to be lined to allow for treatment of stormwater without infiltration. The details on how we will work shade trees into these soil conditions have not totally be worked out. The plan is to have shade trees in these areas.
4. We can relook at the bike rack opportunities. The only trash receptacles that are planned are the solar big belly style. Parks may add smaller trash receptacle locations as needed.

BILL LaRUE ASLA | Landscape Architect

Bernardo|Wills Architects PC | 153 South Jefferson Street, Spokane, WA 99201

MAIN 509.838.4511 DIRECT 509.458.8049 | www.bernardowills.com

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Trains of America, Inc.

T O A
76

1377 North Collier Boulevard
Marco Island, Florida 34145-2343
800-747-0130
(239) 389-0945 Telephone (239) 389-0944 Fax

Info@trainsofamerica.com

www.trainsofamerica.com

Trains of America, Inc.

1377 North Collier Boulevard
Marco Island, Florida 34145-2343
(239) 389-0945 Telephone (239) 389-0944 Fax
www.trainsofamerica.com

Power Options: Gas ~ Diesel ~ CNG ~ Propane ~ Electric

Weights (Generation Two)

Empty weight 16 foot Tender (Estimated)	6,000 Lbs.
15 Passengers @ 175 lbs each	2,625 Lbs.
Gross Vehicle Weight (GVW)	8,625 Lbs.
Empty Weight Enclosed Coach	9,700 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	15,300 Lbs.
Empty Weight Enclosed Caboose	9,900 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	15,500 Lbs.
Empty Weight Open Coach	7,700 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	13,300 Lbs.
Empty Weight Open Caboose	7,900 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	13,500 Lbs.

Grade Calculations (Pulling Power)

For the Zenith LP ZPP644 Engine with GM GL90 Transmission

-1% Grade	141,600 Lbs. Max Tender, Coach, Caboose and Passengers
-3% Grade	80,808 Lbs. Max Tender, Coach, Caboose and Passengers
-5% Grade	54,754 Lbs. Max Tender, Coach, Caboose and Passengers
-7% Grade	40,280 Lbs. Max Tender, Coach, Caboose and Passengers
-10% Grade	27,615 Lbs. Max Tender, Coach, Caboose and Passengers
-12% Grade	22,187 Lbs. Max Tender, Coach, Caboose and Passengers
-15% Grade	16,440 Lbs. Max Tender, Coach, Caboose and Passengers
-18% Grade	12,417 Lbs. Max Tender, Coach, Caboose and Passengers
-20% Grade	10,345 Lbs. Max Tender, Coach, Caboose and Passengers

(All calculations are based on Freshly Swept Wet Concrete/Pavement)

For the Cummins 4.5 Engine with GM6L90 Transmission

-1% Grade	156,000 Lbs. Max Tender, Coach, Caboose and Passengers
-3% Grade	89,980 Lbs. Max Tender, Coach, Caboose and Passengers
-5% Grade	60,926 Lbs. Max Tender, Coach, Caboose and Passengers
-7% Grade	45,080 Lbs. Max Tender, Coach, Caboose and Passengers
-10% Grade	31,215 Lbs. Max Tender, Coach, Caboose and Passengers
-12% Grade	25,273 Lbs. Max Tender, Coach, Caboose and Passengers
-15% Grade	18,981 Lbs. Max Tender, Coach, Caboose and Passengers
-18% Grade	14,577 Lbs. Max Tender, Coach, Caboose and Passengers
-20% Grade	12,308 Lbs. Max Tender, Coach, Caboose and Passengers

(All calculations are based on Freshly Swept Wet Concrete/Pavement)

Seating

Tender (15 SEATS)
Open Air Passenger Coach (32 SEATS)
* Enclosed Passenger Coach (32 SEATS)
Open Air Passenger Caboose (32 SEATS)
* Enclosed Passenger Caboose (32 SEATS)

Angles

Locomotive:

-Approach Angle	16.0 Degrees
-Breakaway Angle	14.2 Degrees
-Departure	6.0 Degrees

Tender:

-Approach Angle	41.5 Degrees
-Breakaway Angle	5.22 Degrees
-Departure	41.5 Degrees

Coach and Caboose:

-Approach Angle	9.1 Degrees
-Breakaway Angle	1.8 Degrees
-Breakaway Angle (W/O ramp carrier)	4.0 Degrees
-Departure	10.6 Degrees

Turning Radius:

-30 Feet

Replacement Parts

Parts are numbered and cataloged, making for easy identification. Simply look up the part you wish to have replaced and e-mail or call in your request.

Standard Features and Specifications

Standard Transmission:

Type.....(Re-manufactured) Ford C-6 Automatic planetary gear
Speeds.....5 speed Forward
Torque Converter.....Single Stage 3 Element, 2.56 Stall Ratio
Cooling.....Integral Radiator

Optional Diesel Engine:

Make and Model Cummins	B.3.3 Turbo
Number of Cylinders:	4
Compression Ratio:	17.3:1
Bore & Stroke:	3.74" X 4.53" (95 mm X 115 mm)
Displacement:	3.3.1 (199 CID)
Horsepower:	85hp (63 kw) @ 2600 rpm
Torque:	215 FT-Lbs. (292 NM)

Fuel Pump.....Bosch Mechanical
Oil Filter.....Replaceable spin-on
Air Filter.....Dry type element
Cooling System.....Pressurized 7 psi

Steering:

Hydraulic with 15" (381 mm) diameter steering wheel

Drive Axle:

Type.....Rigid. Full float Carrier type housing
Gears.....Hypoid, with 10.5" (267 mm) dia. ring gear
Total Gear Reduction.....17.09.1
G.A.W. rating.....6,000 lb (2727 kg) normal

Steer Axle:

Type.....Fabricated bar stock axle beam with cast steel knuckles and inclined king pins with bronze bushings.

Brakes:

Type.....Hydraulic powered assist with split dual chamber master cylinder, front and rear independent with nitrogen accumulator for reserve power assist.
Front Rotor.....7" (275 mm) diameter Double Piston per caliper 1" (25 mm) dia.
Rear Rotor.....12.5" (318 mm) diameter Single Piston per caliper 2.6 (66 mm) dia.
Parking.....Mechanical disc type on drive input, with over center type adjustment control

Suspension:

Type.....Semi-elliptical leaf spring on both axles
Pivot Pins.....Lubricated with bronze bushing

Travel Speed (No Load) ~ Engine at 2450 rpm

1st gear ~ 3.48 MPH	2nd gear ~ 5.77 MPH	3rd gear ~ 8.90 MPH	4th gear ~ 11.84 MPH
5th gear ~ 16.00 MPH		Reverse ~ 4.45 MPH	

Leaf Spring Suspension Street Axle
Heavy duty drive axle with high capacity disk brakes

Trains of America, Inc.
1377 North Collier Boulevard
Marco Island, Florida 34145-2343
(239) 389-0945 Telephone (239) 389-0944 Fax
www.trainsofamerica.com

Pricing

Locomotive (LP):	**$163,000**
Locomotive (GAS):	**$165,500**
Locomotive (DIESEL):	**$169,500**
Tender (15 SEATS):	**$ 63,500**
Open Air Passenger Coach (32 SEATS):	**$ 96,000**
*** Enclosed Passenger Coach (32 SEATS):**	**$118,500**
Open Air Passenger Caboose (32 SEATS):	**$ 97,500**
*** Enclosed Passenger Caboose (32 SEATS):**	**$120,000**

*** Each Enclosed Passenger Coach and Caboose will include:**

- **2-roof mounted AC units and accessories**
- **1-generator and accessories**
- **1-fuel tank**
- **1-battery**
- **An interior dome lighting system**
- **1-generator slide out tray**
- **4-side doors**
- **14-side windows**
- **ADA ramp on all coaches and cabooses sold in the USA, optional elsewhere**

(Prices are subject to change)

TRAINS OF AMERICA

Trains Of America rolls out another Trackless Road Train/Tram

Trains Of America Locomotive

Locomotive Controls

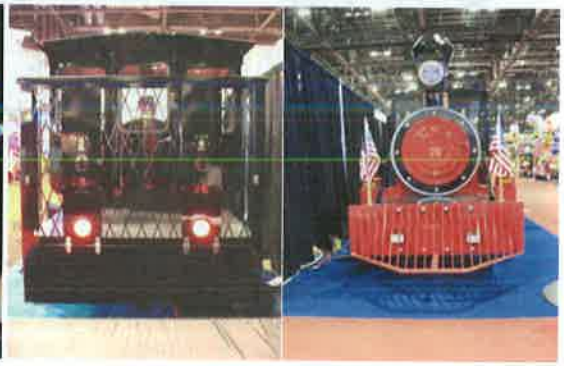
Trackless Road Train/Tram Screen Monitor

Trackless Road Train/Tram coach seat

Trains Of America Locomotive

Train Locomotive Driver Seat

Trains Of America Wheels



Locomotive Rear View - Locomotive Front View

Trackless Road Train/Tram built for
Springs Preserve, Las Vegas, Nevada

Trains Of America built trackless
road train for Springs Preserve, Las Vegas, Nevada

Caboose built for Springs Preserve

Coach manufactured by Trains Of America

Rear view of a Trains Of America trackless road train/tram caboose.

E-mail: Info@trainsofamerica.com | Tel 800.747.0130

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DESIGN REVIEW BOARD FILE NO.DRB 1905

Spokane SportsPlex

2 – RECOMMENDATION MEETING

Design Review Staff Report April 4, 2019

Staff:
Alex Mann
Urban Designer
(509) 625-6146
amann@spokanecity.org

Dean Gunderson
Senior Urban Designer
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dgunderson@spokanecity.org
Planning & Development Services Department

Applicants:
ATTN: Colin C. Anderson
Integrus Architecture
10 S. Cedar St.
Spokane, WA 99201
(509) 838-8681
canderson@integrusarch.com

ATTN: Monte Koch
Public Facilities District
mkoch@spokanepfd.org

Background

The Design Review Board Collaborative Workshops were held on February 27, 2019.

The following materials are supplemental to this report:

- *Design Review Board | Collaborative Workshop Advisory Actions, February 27, 2019;*
- *Design Review Staff Report | Program Review/Collaborative Workshop, February 22, 2019;*

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to recommendations offered by the Design Review Board on February 27, 2019 as follows:

(Applicant responses are highlighted in red, from March 20, 2019 submittal)

(Staff comments are highlighted in blue)

1. The applicant shall provide clarity on how the proposed design departure addresses the purpose statement for "Windows – Building Design, 17C.124.510".

   APPLICANT'S DESIGN APPROACH

   - As requested, we are seeking the design departure for the 2'-10' requirement at Dean Avenue, as this is within the 60 foot lot line designation. Full vacation of Cataldo and the park remove the other three sides of the building from needing to meet this requirement. The departure is due to the danger and safety hazards of implementing windows at a low level in a sports facility. The design approach is outlined below:
   - Integration of persons with disabilities: One factor of our sports complex will be inclusive and seek all levels of para-athletics. We hope to celebrate this in an interactive art display. One idea is to educate the community on para sport types and pioneers. The northeast corner and north side of our project are a perfect location to achieve this due to the widened sidewalk and also the ADA parking is located adjacent to the northeast corner of the fieldhouse. The images here show a quick study on how we can incorporate art and landscape into a pleasant pedestrian experience. We realize we are not allowing a view into the building, but this art can imply and create intrigue for what is happening inside.

   (See applicant submittal, Exhibit 3.)

STAFF RESPONSE

- How does the applicant's solution address all of the purposes of this design standard, which include:
    1. "provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas;
    2. "encourage observation or viewing opportunities by restricting fortress-like facades at street level; and
    3. "avoid a monotonous pedestrian environment."
- Given that the provisions of this design standard "apply to building facades", does the applicant's solution adequately address the entirety of the Dean Avenue façade?
- Per 17C.124.510, Item 5, how will the applicant ensure that the north façade does not "extend more than 25' without a window, glass-covered display area, entryway, or a recessed area of a minimum size of 2' deep by 6' wide by 10' high"?
- Staff approximates the current glazing percentage at somewhat less than 40% for the Dean Avenue frontage for the façade elevation between 10'-40'.
    - The applicant has indicated to Staff that the project intends to meet the 40% glazing requirement.
- **What is the Design Review Board's recommendation on the applicant's proposed solution for "Windows – Building Design"?**

2. The applicant is encouraged to continue working with the parks architect to resolve the pedestrian connection between the Riverfront Park North Bank project and the SportsPlex.

APPLICANT'S DESIGN APPROACH

- Our landscape team, Land Expressions and the Parks landscape team, BWA, have had good interaction in looking at the connection. The design will implement "look out" points in the cascading stair to observe the playground and splash pad area below. Though we are not implementing a bike ramp up the bluff, we are improving upon current conditions, as there is no pedestrian connection currently. There is still a strong ADA connection through the promenade to Howard. The new design creates a wonderful split at the butterfly location to journey to either the arena or up to the SportsPlex. Wayfinding will be important at this junction and signage will be provided at all non-accessible routes back to public sidewalks. We are investigating how to tie in the orange color of the Riverfront Park upgrades into this design. Green space is continued onto the bluff in a similar fashion that green space was continued into the Arena property.

(See applicant submittal, Exhibit 4.)

STAFF RESPONSE

- Presently, it is unclear how the improvements will be divided between the SportsPlex and North Bank Playground. Could the applicant provide clarity on the boundaries between these projects in the vicinity of the park connection?
    - The applicant has indicated that discussions are ongoing.
- **Does the Design Review Board find the applicant's solution adequately addresses this advisory action?**

3. The applicant is encouraged to incorporate the indigenous basalt rock outcrop on the northeast corner of the site into the site design.

APPLICANT'S DESIGN APPROACH

- Original design was to raze the entire pile for construction access and ADA parking. We have moved the parking adjacent to the building and we will be cutting out only 1/3 of the rock pile, the required amount for our 30' fire access.
- We have recently had conversations Randy Abrahamson with the Spokane Tribe, and our intent is to celebrate the basalt and plant indigenous groundcover that is significant to the tribe, with interpretive signage down at the Dean sidewalk level. The extent of this is yet to be determined.

(See applicant submittal, Exhibit 5.)

STAFF RESPONSE

- Assuming a loss of 1/3 of the basalt outcrop is deemed appropriate, is there an opportunity to encourage pedestrian activity at the outcrop (perhaps keeping the proposed interpretive signage on or immediately adjacent to the outcrop)?
- Scarification of rock surfaces often requires restoration to accelerate oxidation and re-colorize the rock to a pre-disturbance color. Should the applicant consider utilizing chemical restoration of the excavated face(s) of the outcrop? See http://www.soil-tech.com/permeon.php for examples.
- Could the applicant provide additional detail with regard to plantings on the basalt outcrop? In particular, will plantings receive an adequate soil medium, and how will drainage and runoff be addressed?
- **Does the Design Review Board find the applicant's solution adequately addresses this advisory action?**

4. The applicant shall continue investigating stronger north-south pedestrian connections across Dean Avenue.

APPLICANT'S DESIGN APPROACH

- Our revised site plan shows the mid-block crossing at Dean moved west to align with the main (north) entrance to the Sportsplex. The north drop-off zone has been moved east of the crosswalk. To address pedestrian safety with the relocated drop-off zone, the north concrete "bump-out" is expanded to the east to provide additional space between vehicles re-entering traffic and the crosswalk. Strategic landscaping is utilized along the north concrete "bump-out" between the street trees to funnel/ direct pedestrians only to the designated crosswalk and prevent block-wide pedestrian crossings from the parking lot. A "no-parking" striped pedestrian access is provided due north of the sidewalk across PFD Parking Lot "D" all the way to Gardner/Boy Scout Way. This provides a designated pedestrian pathway through the parking lot. A new bus stop is also provided at Dean Avenue, just west of the crosswalk. Currently, the STA route 11 bus travels west on Dean, turns north on Howard, east on Boone to the Lot "E" weekday park-and-ride, and south again on Washington. The Sportsplex project improves weekday Lot "E" park-and-ride commuter's access to the park and downtown with these north/south connections.

(See applicant submittal, Exhibit 6.)

STAFF RESPONSE

- How does the proposed solution's use of "strategic landscaping" prevent able-bodied individuals from simply crossing through the landscape area and into the street? Are there better methods for "funneling" pedestrians? Is "funneling" the appropriate solution?

- Will the amount of pedestrian traffic before and after events be adequately handled by the restriction of movement through "funneling"? Similarly, will a standard 8-10' wide striped crossing sufficiently accommodate this traffic?
- What is the Design Review Boards opinion on the "no-parking" striped designated pedestrian access route through PFD Parking Lot "D"? Does it provide adequate visual and physical pedestrian refuge?
- Staff conversations with City Engineering staff indicate that a raised table pedestrian crossing would be looked upon favorably. Does the Design Review Board look favorably upon such a treatment?
    - The applicant has indicated that they had previously considered this approach and would be open to doing so again with support from City staff.
- **What is the Design Review Board's recommendation on the applicant's proposed solution for north-south pedestrian connection across Dean Avenue?**

5. The applicant is encouraged to pursue the potential full vacation of Dean Avenue and transference of east-west vehicular connectivity to a redeveloped Gardner Avenue (currently Boy Scout Way).

APPLICANT'S DESIGN APPROACH

- The project team respectfully discourages this option. Maintaining Dean Avenue as a vehicular way achieves the following:
    - Vacating Cataldo reduces the number of trips to the Cataldo/ Washington intersection (hazardous). To accommodate the tenants at the 905 N Washington property (Homeland Security) on the corner of Cataldo and Washington, a driveway connection has been proposed from that building north to Dean. Vacating Dean/prohibiting vehicular traffic would inhibit this new, preferred route for those tenants with a significant number of trips to the west on Dean.
    - Vacating Cataldo increases the block-to-block length in the north/ south direction. To prohibit vehicle access on Dean would further increase the north/south block-to-block length in excess of 660 feet, which is strongly discouraged in the Spokane Comprehensive Plan.
    - The Sportsplex creates a point of interest and a downtown destination without the creation of new parking lots. The Sportsplex promotes the use of under-utilized parking, most easily accessed from Dean Avenue (PFD Lot "D").
    - Maintaining Dean Avenue allows for a new bus stop to be established near the main entrance of the building. This promotes the use of public transit and brings riders directly to the Sportsplex.
    - The project provides for 12-foot wide sidewalks with street trees along the Sportsplex frontage on Dean Avenue. This accomplishes many Complete Street goals, including infilling missing sidewalks. Traffic calming and pedestrian safety measures, such as curb bump- outs at a well-lit crossing and pedestrian crossing signs with rapid flashing beacons, are featured in the proposed design. Pedestrians are well accommodated on Dean Avenue while maintaining two- way vehicular traffic.
    - The project provides drop-off lanes for the Sportsplex on both sides of Dean Avenue.

(See applicant submittal, Exhibit 7.)

STAFF RESPONSE

- Could the applicant provide clarity on the Homeland Security tenant parking and driveway accommodation?

- Staff conversations with City Parks staff indicate that the gated DHS parking lot access will be preserved to the improved drive lane at the intersection of Washington Street and W. North River Drive.
- Staff conversations with the applicant indicate that DHS also utilizes the lot to the north of Cataldo and that this is the lot being referenced in the applicant's submittal.

- Could the applicant provide clarity on how the proposed Cataldo Avenue vacation deters pedestrians from utilizing the western portion of Cataldo?
  - Staff conversations with the applicant indicate that negotiations with adjacent property owners are still ongoing and that a publicly accessible staircase is under consideration. Alternatively, signage may be provided at the intersection of Cataldo and Howard if no pedestrian throughway will be provided as a consequence of full vacation of the street.
  - Staff encourages the applicant to consider individuals with accessibility needs (e.g., vision, movement) when determining the appropriate solution.
- Could the applicant provide clarity on how the proposed curb cuts minimize their impact on the pedestrian environment?
  - It appears that portions of the 12' sidewalks will be interrupted by proposed driveway aprons, especially on those aprons for PFD Lot "D", north of Dean Avenue.
  - Furthermore, could the applicant provide further clarity as to why PFD Lot "D" is best accessed from Dean Avenue as opposed to Boy Scout Way (Gardner) from Howard Street and/or Washington Street?
  - Please see Downtown Design Guidelines, E-1, "Minimize Curb Cut Impacts".
- Could the applicant provide clarity on how the project intends to minimize the presence of its western service area as viewed from Howard Street?
  - Please see Downtown Design Guidelines, E-3, "Minimize the Presence of Service Areas".

View to the east from Howard Street down the Cataldo Avenue corridor. This view will terminate on the west façade of the SportsPlex in the vicinity of the service entrance.

- **Does the Design Review Board find the applicant's solution adequately addresses this advisory action?**

6. The applicant shall provide clarity on site landscaping, lighting, site furnishings, and a materials palette.

APPLICANT'S DESIGN APPROACH

- PLANTINGS: Basalt rock outcroppings; the natural environment of The Columbia Plateau, will be embraced at The Sportsplex as indigenous. The existing basalt knob of rock will be planted with local native grasses, wildflowers, and woody shrubs which will also flow along the southern bluff adjacent to the building. Along the sidewalks in other areas, pedestrian friendly, drought tolerant ornamental plants will thrive and transition naturally into the cityscape. Serviceberry, Snowberry and Birchleaf Spirea will accent grasses studded with Coral Bells and Balsamroot, exposing visitors to the native plants of our area.
- SITE FURNISHINGS AND LIGHTING: Approaching the building, the public will begin to experience the purpose and high-tech vision of The Sportsplex. Site furnishings, while reflecting materials from the building, will also with lighting elements, hint at the applied science and technology which will support athletes and the community. Lighting can be interactive and enjoyed as a locus of outdoor gathering, bearing a connection between indoors and out.

(See applicant submittal, Exhibit 8.)

STAFF RESPONSE

For the items addressed below, staff conversation with the applicant indicates that certain elements are subject to the conditions of the design-build project delivery method. Questions below are phrased to encourage the Design Review Board to consider whether the applicant *should* provide additional detail on the following items.

Plantings:

- Should the applicant provide additional detail as to the number and location of plantings in the form of a landscape planting plan?

Site Furnishings and Lighting:

- Should the applicant provide additional detail on the following:
    - how site furnishings will "reflect materials from the building";
    - how lighting elements will "hint at the applied science and technology which will support athletes and the community"; and
    - how lighting will be "interactive" and "enjoyed as a locus of outdoor gathering, bearing a connection between indoors and out"?
- Should the applicant provide additional detail for site and building lighting, including locations and types?
    - Please see Downtown Design Guidelines, D-6, "Provide Attractive and Appropriate Lighting", Items a-d.
- Should the applicant provide additional detail for site furnishings, such as seating, the para-athlete artwork, site wayfinding and signage, and/or other furnishings?
    - Please see the following Downtown Design Guidelines:
        - C-3, "Provide Active Facades", Item h. "Seating ledges or perches (especially on sunny facades and near bus stops).
        - D-1, "Provide Inviting & Usable Open Space", Item h. "Site furniture, art work, or amenities such as fountains, seating…and kiosks".
        - D-4, "Provide Elements that Define the Place", Items b. "Street furniture, such as seating, newspaper boxes, and information kiosks" & f. "Public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny

facades, and other places where people are likely to want to pause or wait".

- D-5, "Provide Appropriate Signage" Items 1-6 & a. "Signs clustered on kiosks near other street furniture or within sidewalk zone closest to building face".
    - In particular, how are site users guided to, from, and around the building with a comprehensive wayfinding system?

- Is the applicant proposing any site paving materials or patterns other than those specified in the Site Plan per Notes 4 and 7? If so, should the applicant provide additional detail for paving patterns and materials? If not, what is the Design Review Board's opinion on the proposed site paving?
    - Please see, Downtown Design Guidelines, D-1, "Provide Inviting & Usable Open Space", Item b. "Walking surfaces of attractive pavers".
- Should the applicant provide additional detail for features of the Site Plan referencing Note 2, "Refer to architectural documents for additional information regarding construction of structures, enclosures, stairs, landings/patios, fencing, railing, and gates"?
- **Does the Design Review Board find the applicant's solution adequately addresses this advisory action?**

7. The applicant shall provide clarity on the articulation and design of facades over 50' in length, per "Building Articulation, 17C.124.530" and "Treating Blank Wall, 17C.124.570".

APPLICANT'S DESIGN APPROACH

- Our building is well articulated on three sides. The large canopy/deck structure bends and slices around the building reducing the mass of the fieldhouse by using staggered rooflines and portions of staggered walls infilled with glazing elements. The northeast and east sides are addressing the mass issue by implementing an interactive art screen. This screen is intended to show the flow of nature and help strengthen the "Spokane: Creative by Nature" tag line. The initial concept of this art is a perforated screen with gradation elements that are back lit with dimming controlled lighting. The lights could be set to the teal and purple of the lilac city, or adjusted per event.
- To address the Blank Walls ordinance we will incorporate the following (4) elements:
    - Concrete and masonry plinth at wall base = we are implementing an 8 foot wall base
    - Projecting metal canopy = We have access doors at the center of the wall. These doors will have a metal canopy structure for weather protection
    - Lighting fixtures = We will be incorporating building lighting on this façade to help create visual interest at night
    - Artwork = see articulation portion above

(See applicant submittal, Exhibit 10.)

STAFF RESPONSE

Please note: While they are interrelated, Building Articulation, Treating Blank Walls, Windows—Building Design are distinctly different quantitative design standards. The following treats the Articulation and Blank Wall standards separately.

Building Articulation:

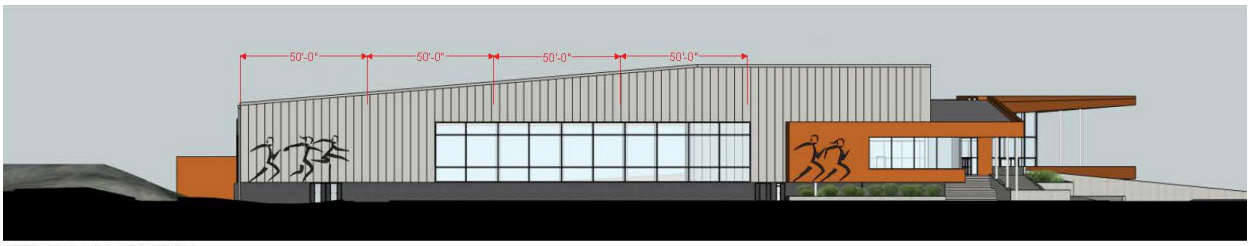
- Per 17C.124.530, Item B:
    - "Facades longer than fifty feet shall be broken down into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped

rooflines, overhangs and other elements of the building's mass. Simply changing materials or color is not sufficient to accomplish this. (R)

- "Articulation shall be provided along facades visible from the street, as well as from neighboring residential areas. (P)"

- The following images are provided within code to highlight examples which successfully implement this portion of code:

- Staff finds that the east and north facades (pictured below) include lengths in excess of 50' which do not feature articulation. While the proposed art screen is appropriate for supplementing the requirements of 17C.124.570, "Treating Blank Walls," it does not explicitly address the requirements of 17C.124.530, "Articulation," which specifically refers to the "use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs and other elements of the building's mass."



NORTH ELEVATION

EAST ELEVATION

- **What is the Design Review Board's recommendation on the applicant's proposed solution for "Articulation"?**

Treating Blank Walls:

- Per 17C.124.570, Item B (1), "Where windows are not provided on walls (or portions of walls) facing streets or visible from right-of-way, at least four of the following elements shall be incorporated: (R)".

- Different portions of the east façade of the SportsPlex will be visible from different viewpoints along Washington Street. The images below depict views where Washington Street intersects with Dean Avenue and Cataldo Avenue.

View to the west from Washington Street down the Dean Avenue corridor. A view of the northeast corner and possibly the uppermost portions of the east façade of the SportsPlex will be afforded from this view point.

View to the west from Washington Street down the Cataldo Avenue corridor. This view will terminate on the east façade of the SportsPlex in the vicinity of the access doors and projecting metal canopy. Portions of the façade would be obscured by the Broadview Dairy building and the basalt outcrop.

- Staff encourages the applicant and the Design Review Board to consider the pedestrian experience of the 8' tall masonry plinth.
- "Interactive" art generally implies two people or things (or a thing and a person) influencing or having an effect on one another, thereby incorporating a two-way flow of information, especially in the case of computers and computer users. Could the applicant provide more information about the "interactivity" of the art screen?
- Where the "art screen" is not proposed are the "running people" art elements on the north and east elevations remaining, being replaced by something else, or being removed?
    - The applicant has indicated that a more recent design solution exists for this art element. Staff encourages the applicant to articulate this solution to the Design Review Board.
- **What is the Design Review Board's recommendation on the applicant's proposed solution for "Treating Blank Walls"?**

ADDITIONAL SUGGESTED TOPICS

Staff has no additional topics to suggest at this time.

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
Downtown Spokane Design Guidelines

FILE NO.DRB 1901

DESIGN REVIEW BOARD

Spokane SportsPlex

1 - Program Review/Collaborative Workshop

February 27, 2019

From: **Design Review Board** Steven Meek, Chair c/o Dean Gunderson, DRB Secretary Planning & Development 808 W. Spokane Falls Blvd. Spokane, WA 99201	**To:** Colin C. Anderson, DBIA Associate Integrus Architecture	**CC:** **Brian T. McGinn,** Hearings Examiner Heather Trautman, Planning Director Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the February 27, 2018 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. **The applicant shall provide clarity on how the proposed design departure addresses the purpose statement for "Windows – Building Design, 17C.124.510".**

Spokane Municipal Code – Design Standards

See SMC 17C.124.510, Part A, Purpose.

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction
C-2 Design Facades of Many Scales
C-3 Provide Active Facades
C-7 Install Pedestrian-Friendly Materials at Street Level

2. **The applicant is encouraged to continue working with the parks architect to resolve the pedestrian connection between the Riverfront Park North Bank project and the SportsPlex.**

"Fast Forward Spokane" Downtown Plan

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Improve access to Riverfront Park and Spokane River for all modes of travel
- Link Downtown with a series of green space amenities

Downtown Design Guidelines

A-1 Respond to the Physical Context
B-1 Respond to Neighborhood Context
C-4 Reinforce Building Entries
D-1 Provide Inviting & Usable Open Space
D-4 Provide Elements That Define The Place
D-5 Provide Appropriate Signage

3. **The applicant is encouraged to incorporate the indigenous basalt rock outcrop on the northeast corner of the site into the site design.**

Spokane Comprehensive Plan

Chapter 9: NE 7.3 Rock Formation Protection

Downtown Design Guidelines

A-1 Respond to the Physical Context
D-4 Provide Elements That Define The Place

4. **The applicant shall continue investigating stronger north-south pedestrian connections across Dean Avenue.**

Spokane Comprehensive Plan

Chapter 8: DP 4.2 Street Life

"Fast Forward Spokane" Downtown Plan

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections
- Encourage use of public transportation

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction
C-7 Install Pedestrian-Friendly Materials at Street Level
D-1 Provide Inviting & Usable Open Space
D-5 Provide Appropriate Signage
D-6 Provide Attractive and Appropriate Lighting
D-7 Design for Personal Safety & Security
D-8 Create "Green Streets"

5. **The applicant is encouraged to pursue the potential full vacation of Dean Avenue and transference of east-west vehicular connectivity to a redeveloped Gardner Avenue (currently Boy Scout Way).**

"Fast Forward Spokane" Downtown Plan

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections
- Encourage use of public transportation

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction
D-1 Provide Inviting & Usable Open Space
D-7 Design for Personal Safety & Security
D-8 Create "Green Streets"

6. **The applicant shall provide clarity on site landscaping, lighting, site furnishings, and a materials palette.**

Spokane Comprehensive Plan

Chapter 8: DP 2.21 Lighting
Chapter 9: NE 14.2 New Plaza Design

"Fast Forward Spokane" Downtown Plan

2.2 BUILT FORM AND CHARACTER

Relevant Objectives:

- Promote local identity and unified character with a focus on unique districts throughout Downtown

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

2.6 ENVIRONMENTAL STEWARDSHIP

Relevant Objectives:

- Mitigate stormwater (i.e. increase permeable surfaces)

Downtown Design Guidelines

B-1 Respond to Neighborhood Context
C-7 Install Pedestrian-Friendly Materials at Street Level
D-1 Provide Inviting & Usable Open Space
D-2 Enhance the Building with Landscaping
D-4 Provide Elements That Define the Place
D-5 Provide Appropriate Signage
D-6 Provide Attractive and Appropriate Lighting

7. **The applicant shall provide clarity on the articulation and design of facades over 50' in length, per "Building Articulation, 17C.124.530" and "Treating Blank Wall, 17C.124.570".**

Spokane Municipal Code – Design Standards

See SMC 17C.124.530(A), Purpose.

See SMC 17C.124.570(A), Purpose.

"Fast Forward Spokane" Downtown Plan

2.2 BUILT FORM AND CHARACTER

Relevant Objectives:

- Promote local identity and unified character with a focus on unique districts throughout Downtown

Downtown Design Guidelines

B-2 Create Transitions in Bulk and Scale
B-4 Design a Well-Proportioned & Unified Building
C-2 Design Facades of Many Scales
C-3 Provide Active Facades

Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.

DESIGN REVIEW BOARD FILE NO.DRB 1901

Spokane SportsPlex

1 - Program Review/Collaborative Workshop

Design Review Staff Report

February 22, 2019

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Design Review Board Authority

Spokane Municipal Code Chapter 04.13 Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
   a. wisely allocate the City's resources,
   b. serve as models of design quality

Under SMC **Section 17G.040.020 Design Review Board Authority**, all public projects or structures are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per Section 17G.040.080 **Design Review Board**

Advisory Actions

Advisory Actions of the Design Review Board will be forwarded to the Planning Director and CEO of the Public Facilities District.

Project Description

Please see applicant's submittal information.

The applicant is proposing either partial or full vacation of Cataldo Avenue, as well as partial vacation of Dean Avenue.

Location & Context

The Site is located within the north central area of the Riverside Neighborhood.

Per the applicant's submittal:

> *The Sportsplex site is located adjacent to the north edge of Riverfront Park, east of Howard Street and the Spokane Arena, south of Dean Avenue and the existing [Public Facilities District] parking facilities, and west of Washington Street. It is located on a 20-foot bluff of basalt overlooking Riverfront Park.*

The Site of the proposed Spokane Sportsplex is composed of multiple parcels with different owners:

- Owned by GW Investments LLC: Parcel 35181.4206 features a two-story, masonry commercial structure which fronts W. Dean Avenue. Per correspondence with the applicant, this building is not eligible for historic listing and can be demolished.
- Owned by the City of Spokane:
    - Parcel 35181.4205 features a single story, masonry and concrete warehouse-style structure with a large brick chimney, known as "The Carnation building". The building fronts W. Dean Avenue. Per correspondence with the applicant, this building has had its Certificate of Appropriateness for demolition approved and can be demolished.
    - 35181.4406 hosts Riverfront Park Parking Lot 5 while 35181.4409 is mostly vacant with a portion used for Lot 5. 35181.4202, .4203, .4224, .4225, and .4226 are host Riverfront Park Parking Lot 3.
    - 35181.4204 features a large basalt outcropping, and sees overflow parking from the adjacent veterinary office.
- Owned by Spokane Federal Credit Union: Parcel 35181.4231 hosts a parking lot and storage structure. The applicant is in negotiations with the parcel owner to acquire space for parking on this parcel.

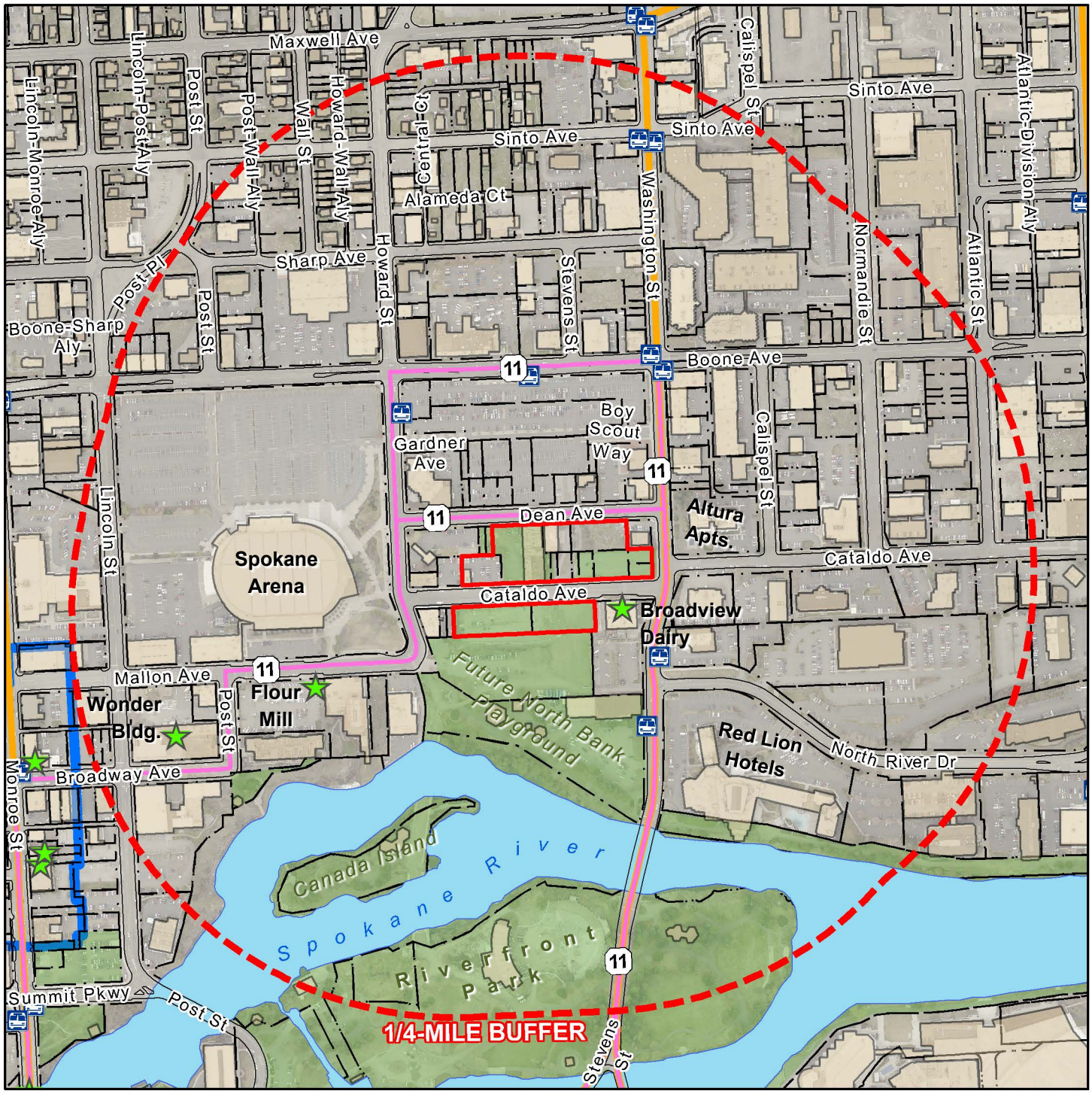
Transit

Route 11: Plaza Arena Shuttle traverses W Dean Street, N Washington Street, W Boone Avenue and W Mallon Avenue, and N Howard Street.

Route 27: Hillyard and Route 39: Mission travel north-south along N Washington Street.

Nearby bus stops include:

- Stop [#3/37/54] and stop [#6/38/70] near the intersection of Washington Street and North River Drive,
- Stop [#7/71] and stop [#35/52] near the intersection of Washington Street and Boone Avenue,
- Stop [#11/12] on the south side of W Boone Avenue immediately north of the Arena overflow parking lot, and
- Stop [#21/39] on N Howard Street immediately west of the Arena overflow parking lot.



1/4 MILE BUFFER
Spokane SportsPlex

N
W E
S

0 375 750 1,500 Feet

MAP KEY

- Historic Property
- 1/4 Mile Site Buffer
- Site Boundary
- Parcel
- Existing Structure
- City Park

STA Bus Stops

- Stop Location

STA Bus Routes

- All Routes
- Plaza Arena Shuttle

Character Assets

- The North Bank hosts such landmark structures as the Spokane Arena, the Spokane Continental Bakery building (aka, the Wonder building), the Broadview Dairy building, and the Flour Mill building. Additional nearby points of interest include The Upper Falls condominiums, the Spokane Civic Theatre, Hunter Veterinary, Red Lion Hotels, Altura Apartments, ILF Media, David Evans & Associates and the Federal Credit Union.
- The Spokane Arena, specifically, hosts a pedestrian plaza to the west of the project at the corner of W Mallon Avenue and N Howard Street, as well as surface lot event parking to the north of the project.
- The North Bank of the Downtown affords significant views of the Spokane River, Riverfront Park and the City's skyline.
- There are four (4) street trees on the north side of W Dean Avenue which border the Subject Site's parcels and appear mature and in good health.
- The site features significant basalt rock outcroppings.
- The Subject Site is bordered to the south by the soon to be constructed North Bank Riverfront Park playground. There are opportunities for pedestrian connections between the Subject Site and Park playground at the southwestern site corner.

Historic Context

The following National Register of Historic Places designated structures rest within ¼ mile of the subject site. Information for the following descriptions were extracted from the Spokane Historic Preservation Office website, www.historicspokane.org.

The Broadview Dairy Building

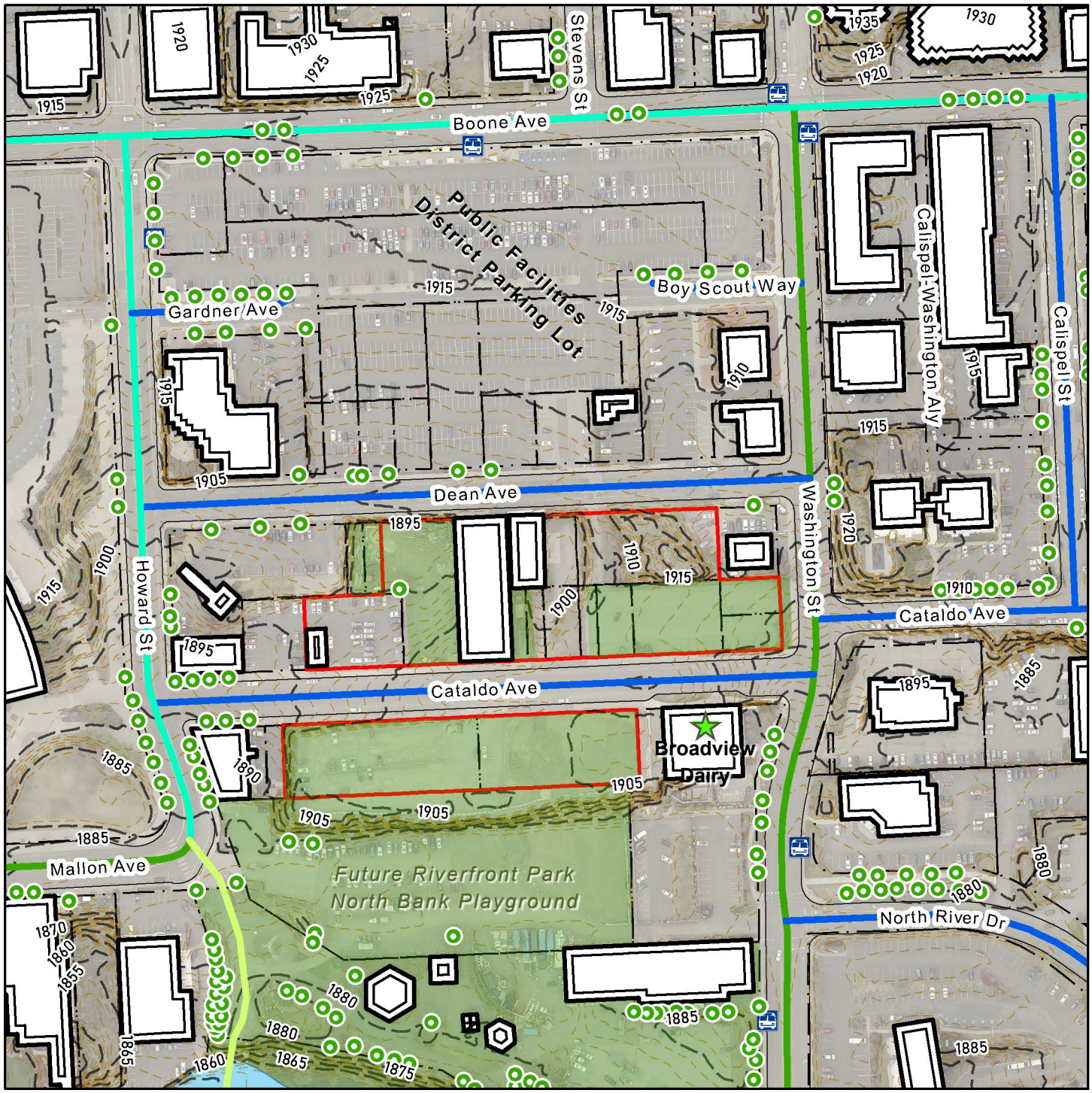
The Subject Site's southeastern corner is immediately adjacent to the Broadview Dairy historic building (addressed 411 W Cataldo Avenue). This four-story masonry building was built in 1910 in a simplified Italianate Style with a 1948 masonry addition in a non-descript commercial style. The Broadview Dairy was one of several commercial dairy operations established in the Spokane area around the turn of the 20th century, and it is the only local dairy business still in operation. Allen H. Flood, who first arrived in Spokane in 1889, the year of the Great Fire, founded Broadview between 1896 and 1897. Originally from Buxton, Maine, Flood helped survey Hays Park Addition and a part of what is now Hillyard, and also engaged in the lumber business before establishing his dairy. Under Flood's direction, Broadview Dairy was a leader in campaigns for dairy operations betterment; it was the first commercial dairy in the state to test for tuberculosis and get rid of infected cows, and also led the fight for pasteurization in the Inland Northwest. The operation was known as the Broadview Dairy from its inception to 1946, even though Carnation acquired Broadview in a stock exchange in 1929. Architect R. Edward Vincent designed the building.

The Flour Mill Building

The Flour Mill is a physical reminder of the centrality of water power in Spokane's history; nearly all of the early development of the city was directly related to the majestic falls of the Spokane River. The Spokane Flour Mill, built in 1895, was one in a series of mills built along the falls prior to 1900. It did not come into operation, however, until 1900 because the property became mired in a complex international lawsuit that was one of the most explosive and longest-fought battles in the city's legal history. The mill was adaptively renovated as a shopping center in conjunction with preparations for the World's Fair that Spokane hosted in 1974. Shoppers and diners at the Flour Mill now enjoy a view of Riverfront Park, the legacy of Expo '74 and the centerpiece of the city. The Flour Mill stands as a unique reminder that Spokane's history and wealth began in the power of the falls and endured through the bounty of the surrounding countryside.

Spokane Continental Bakery Building (aka, the Wonder building)

Located a few hundred yards north of the Spokane River in an industrial/commercial section of Spokane, Washington, the warehouse building features a symmetrical pattern of tall windows that offer narrow between-building- views of the Spokane River. Common to most early 20th-century industrial/commercial warehouses, the bakery building's exterior and interior are plain with little articulation or embellishment, and reveal common-bond brick masonry, an open and spacious interior with a combination of concrete-brick-wood plank floors, exposed brick masonry perimeter walls, high ceilings of 12 feet or more, and exposed structural posts and beams made of wood, concrete, and steel.



EXISTING CONDITIONS
Spokane SportsPlex

N
W E
S

0 150 300 600 Feet

MAP KEY

- Existing Tree
- STA Bus Stop
- Historic Property
- Parcel
- Site Boundary
- Existing Structure
- City Park
- 5' Index Contour
- 1' Contour

Complete Streets

- Bike/Pedestrian Path
- Type I Complete Street
- Type II Complete Street
- Type IV Complete Street

Regulatory Analysis

Zoning Code Requirements

The Site is zoned DTG. The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

Recommendations of the Design Review Board must be consistent with adopted regulations. The DRB may not waive any code requirements.

Downtown Design Standards

Section 17C.124.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.590 follow SMC 17C.124.015, Design Standards Administration.

> *All projects must address the pertinent design standards and guidelines. A determination of consistency with the standards and guidelines will be made by the planning director following an administrative design review process. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek to deviate from eligible standards and guidelines through the design departure process; see chapter 17G.030 SMC, Design Departures.*

Being that this project is seeking a Design Departure, and does not require a discretionary decision of the hearing examiner, the permit shall follow the Type II application process. Per Section 17G.030.030, Review Process, Part B, Type II Procedure, Items 1 & 2:

> *The following proposals are processed through a Type II procedure:*
>
> 1. *A permit for a development seeking a design departure, which does not require a discretionary decision of the hearing examiner, shall follow the Type II application process.*
>
> 2. *Role of Design Review Board.*
> *The design review board reviews the application and makes a recommendation to the planning director. The review of the design review board may occur either before or during the public comment period on the underlying permit application.*

Urban design staff offers the following summary and discussion of design standards applicable to this project:

Section 17C.124.510 Windows – Building Design

Per SMC 17C.124.510(A), Purpose:

> *In the downtown the facade and window standards are required in order to:*
>
> 1. *provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas;*
>
> 2. *encourage observation or viewing opportunities by restricting fortress-like facades at street level; and*
>
> 3. *avoid a monotonous pedestrian environment.*

Dean Avenue is a Type IV complete street and, as such, the north façade is subject to the requirements of SMC 17C.124.510. Per Part B, Item 1:

Back to Agenda

For buildings facades visible from, fronting on, and located within sixty feet of a lot line of a complete street the minimum percentage window glazing requirements found within Table 17C.124-4 Complete Street Window Standards apply. On the ground floor, display windows may be used to meet half of the requirement. (R)

Table 17C.124-4, Complete Street Window Standards for DTG (Downtown General) zones reads as follows:

	DTG (Downtown General)
Window Requirement of Facades of Non-residential Uses Fronting a Complete Street by Street Type	Type I, II, IV
Ground Floor Facades between 2 and 10 feet	60%
Between 10 and 40 feet	40%

Additional code items of relevance include Part B, Items 4 and 5:

4. *In all cases, required window glazing between two and forty feet shall comprise of clear, "vision" glass allowing views into the interior. (R)*

5. *Blank wall areas on street facing facades may not extend more than twenty-five feet without a window, glass-covered display area, entryway, or a recessed area of a minimum size of two feet deep by six feet wide by ten feet high.*

The applicant is seeking a design departure from this design standard for the north façade front Dean Avenue. Per the applicant's submittal:

Achievement: Due to the [proposed] vacation of Cataldo Avenue, we are not within 60' of a complete street on the East or West elevations, so these are not governed by this section. The south elevation to the bluff is also not governed by this section. The north façade is within 60 feet of Dean Avenue. Due to the activities taking place, we are looking for a design departure for the percentages listed in table 17C.124-4. We do comply with the 40% requirement for the area 10 feet up to 40 feet. We do not comply with the 60% requirement from 2 feet up to 10 feet. This is a sports facility. There is a concern with glass at the athlete level for both safety and durability. This is also a ticketed venue and providing the opportunity for "free" viewing is not ideal.

Departure: We have provided very large viewing windows that will allow pedestrians across the street to see into the building, just not at the floor level. For pedestrians on the adjacent sidewalk, we have angled the building to provide areas for interactive landscape and art at the 2 foot to 10 foot level. This landscaping will consist of seating benches. Art concepts are not complete, but wall of sports fame ideas are being discussed.

Topics for Discussion:

- How might a departure from the window requirement for ground floor façades between 2 and 10 feet on the frontage of Dean Avenue fulfill the three purpose statements for this design standard?
- Does the applicant intend to resolve any portions of blank wall on the Dean Avenue façade such that no portion extends more than twenty-five feet?

Section 17C.124.520 Base/Middle/Top – Building Design

A. *Purpose.*
To reduce the apparent bulk of the buildings by providing a sense of "base" and "top."

B. *Base/Middle/Top Implementation.*

1. *Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. (P)*

2. *The "top" of the building shall be treated with a distinct outline with elements such as a projecting parapet, cornice, or projection. (P)*

Topic for Discussion:

- Does the Board agree with the applicant's proposed solution?

Section 17C.124.530 Articulation – Building Design

Per SMC 17C.124.530(A), Purpose:

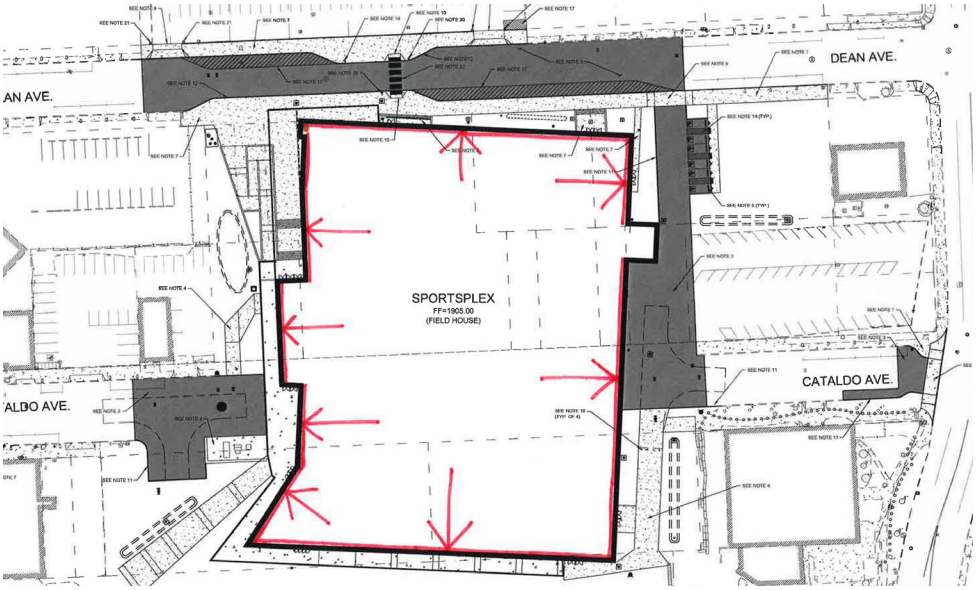
To reduce the massiveness of larger buildings.

Per SMC 17C.124.530(B), Articulation Implementation:

1. *Facades longer than fifty feet shall be broken down into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs and other elements of the building's mass. Simply changing materials or color is not sufficient to accomplish this. (R)*

2. *Articulation shall be provided along facades visible from the street, as well as from neighboring residential areas. (P)*

The image below depicts the façades which exceed 50' and are conceivably visible from a street (based upon site plan received Feb. 20).



Topic for Discussion:

- How might portions of the building façade which exceed 50' in length fulfill the purpose of this design standard and meet the requirements of articulation implementation?

Section 17C.124.540 Prominent Entrance – Building Design

A. *Purpose.*
To ensure that building entrances are easily identifiable and clearly visible from roads and sidewalks. The purpose is also to have weather protection at building entrances.

B. *Prominent Entrance Implementation.*
Principal entry to the store/building shall be marked by at least one element from Group A and one element from Group B: (R)

1. *Group A.*
    a. *Large entry doors.*
    b. *Recessed entrance.*
    c. *Protruding entrance.*
2. *Group B.*
    a. *Canopy.*
    b. *Portico.*
    c. *Overhang.*

Topic for Discussion:

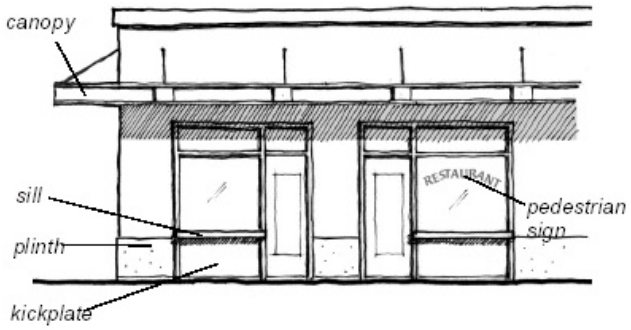
- Does the Board agree with the applicant's proposed solution?

Section 17C.124.550 Ground Level Details – Building Design

A. *Purpose.*
To ensure that buildings along any street display the greatest amount of visual interest and reinforce the character of the streetscape.

B. *Ground Level Details Implementation.*

1. *Ground level of building shall be pedestrian-friendly in scale, expression and use of materials. (R)*
2. *Ground floor of the buildings shall have at least three of the following elements: (P)*
    a. *Large windows.*
    b. *Kickplates for storefront window.*
    c. *Projecting sills.*
    d. *Pedestrian scale signs.*
    e. *Canopies.*
    f. *Plinth.*



Elements to be incorporated at ground level

Topic for Discussion:

- The applicant is proposing three of the design elements for the northwestern corner of the facility. Does the Board agree that the applicant's proposed solution fulfills the intended purpose of this design standard?
- Does the applicant's design departure proposal from the Windows design standard help to further fulfill the Ground Level Details design standard?

Section 17C.124.560 Roof Expression – Building Design

A. *Purpose.*
To ensure that rooflines present a distinct profile and appearance for the building.

B. *Roof Expression Implementation.*
Buildings with flat roofs shall have portions with pitched roofs, extended parapets or projecting cornices to create a prominent edge when viewed against the sky, especially to highlight major entrances. (P)

Topic for Discussion:

- Does the Board agree with the applicant's proposed solution?

Section 17C.124.570 Treating Blank Walls – Building Design

A. *Purpose.*
To mitigate blank walls by providing visual interest.

B. *Treating Blank Walls Implementation.*
Where windows are not provided on walls (or portions of walls) facing streets or visible from right-of-way, at least four of the following elements shall be incorporated: (R)

1. *Masonry (but not flat concrete block).*
2. *Concrete or masonry plinth at wall base.*
3. *Belt courses of a different texture and color.*
4. *Projecting cornice.*
5. *Projecting metal canopy.*
6. *Decorative tilework.*
7. *Trellis containing planting.*
8. *Medallions.*
9. *Opaque or translucent glass windows.*
10. *Artwork such as sculptures, murals, inlays, mosaics or elements integrated with the project.*
11. *Vertical articulation.*
12. *Lighting fixtures.*
13. *Recesses.*
14. *An architectural element not listed above, as approved, that meets the intent of this section.*

Topic for Discussion:

- Given that all four primary façades are visible from rights-of-way and would be subject to blank wall mitigation, does the Board agree with the applicant's proposed solution for all blank walls?

Section 17C.124.580 Plazas and Other Open Spaces

A. *Purpose.*
To provide a pedestrian-friendly environment by creating a variety of usable and interesting open spaces within private development.

B. *Plazas and Other Open Spaces Implementation.*

1. *New or renovated buildings over forty thousand square feet shall have plazas, courtyards, or other pedestrian spaces at or near their main entrances. (R)*

2. *Plazas and other open spaces shall be a minimum of one square foot of plaza per one hundred square feet of building area. This area may count toward the interior landscaping required. (P)*

3. *Plazas, courtyards, and other pedestrian space shall include at least three of the following: (P)*

   a. *Special interest landscape.*

   b. *Pedestrian scale bollard or other accent lighting.*

   c. *Special paving, such as colored/stained concrete, brick, or other unit paver.*

   d. *Artwork.*

   e. *Seating, such as benches, tables, or low seating walls.*

   f. *Water feature.*

Topic for Discussion:

- Does the Board agree with the applicant's proposed solution?

Characteristics of Downtown Complete Street Designations

Per SMC 17C.124.035:

> *The downtown zones are complemented by the complete streets designations map (described in detail in the downtown plan) that further guides public and private development within the downtown. The different complete streets designations set different street standards and desired amenities based upon the intended use and desired qualities of the street. The complete streets designations are depicted on Map 5.1 "Streetscape Improvements" in the downtown plan and zoning layer.*

NOTE: Given the proposal for street vacation, consideration should be given to the following portion of SMC 17C.124.035:

> *Right-of-ways found on the complete streets map shall not be vacated as the space is needed to incorporate the elements described in the complete street designation. Curb to property line and the sidewalk width shall not be reduced in order to allow for future complete street elements.*

The site is located near to streets featuring the following Complete Street designations (see 'Existing Conditions' map on following page):

- **Type I – Community Activity Streets** (*Howard Street and Boone Avenue*)
  - Type I streets are slow, two-way streets with wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping.
- **Type II – Community Connector Streets** (*Washington Street and Mallon Avenue*)

- Type II streets move traffic and pedestrians into and around downtown. There streets provide some of the major pedestrian connection to surrounding neighborhoods and districts.

- **Type IV – Neighborhood Streets** (*Dean Avenue and Cataldo Avenue*)
    - Type IV streets carry little through traffic and tend to have less commercial activity than the other types of complete streets. These tend to have generous sidewalks, landscaping, and street trees. All downtown streets will meet Type IV criteria to a minimum.

Other Regulatory Items

SMC 17C.200.040 – Landscape Types

Per the applicant's submittal:

> *The area is south of the proposed building along the south property line that abuts Spokane park property land. At this location there is no existing soil, but rather a continuous basalt bluff that drops 15'-18' below to park land.* The existing conditions will prevent the establishment of any type of visual screen. *This area is understood to be a future rock-climbing area integrated into the new park plan. We feel that this required vegetation would be a conflict with the park use and would be difficult to get any establishment of plant materials.*

As this is not a design standard written in an (R)(P)(C) format, there is no mechanism for design departure. Additionally, per SMC 17C.200.040(B), Other Property Perimeters, no planting strip would be required because Downtown zoned parcels (DT) which are adjacent to one another do not require planting strips between them.

> *A planting strip of five feet in width shall be provided along all other property lines except where buildings are built with no setback from the property line or where a parking lot adjoins another parking lot…*The type of planting in this strip varies depending upon the zone designation of the properties sharing the property line *(with or without an intervening alley) as indicated in the matrix below…* (Emphasis added.)

For additional information, see the above-mentioned code and matrix contained therein.

Pre-Development Comments

The following files are attached to this staff report:

- Pre-Development Conference Notes, January 31, 2019
- Spokane Urban Forestry Pre-Development Notes, February 7, 2019
- Spokane Regional Health District Pre-Development Conference Comments, January 30, 2019

Back to Agenda

City of Spokane Comprehensive Plan

Comprehensive Plan link

Urban Design Staff finds the following chapters and goals from the Spokane Comprehensive Plan relevant to the project and/or within the project's potential to implement:

Chapter 3: LU – Land Use

LU 2 PUBLIC REALM ENHANCEMENT

Goal: Encourage the enhancement of the public realm.

LU 2.1 Public Realm Features

Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

LU 3.8 Shared Parking

Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

LU 5.1 Built and Natural Environment

Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

LU 5.2 Environmental Quality Enhancement

Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES

Goal: Ensure the provision and distribution of adequate, public lands and facilities throughout the city.

LU 6.9 Facility Compatibility with Neighborhood

Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

Chapter 4: TR – Transportation

TR GOAL B: PROVIDE TRANSPORTATION CHOICES

Goal: Meet mobility needs by providing facilities for transportation options - including walking, bicycling, public transportation, private vehicles, and other choices.

TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS

Goal: Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life.

TR 1 Transportation Network For All Users

Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

TR 14 Traffic Calming

Use context-sensitive traffic calming measures in neighborhoods to maintain acceptable speeds, manage cut-through traffic, and improve neighborhood safety to reduce traffic impacts and improve quality of life.

TR 15 Activation

Build great streetscapes and activate public spaces in the right-of-way to promote economic vitality and a sense of place, with a focus on the designated Centers and Corridors identified in the Land Use chapter.

Chapter 5: CFU – Capital Facilities and Utilities

CFU 5 ENVIRONMENTAL CONCERNS

Goal: Minimize impacts to the environment, public health, and safety through the timely and careful siting and use of capital facilities and utilities.

CFU 5.2 Water Conservation

Encourage public and private efforts to conserve water.

CFU 5.5 Waste Reduction and Recycling

Provide integrated, efficient, and economical solid waste management services in a manner that encourages and promotes waste reduction and recycling and minimizes environmental and public health impacts.

Chapter 8: DP – Urban Design & Historic Preservation

DP 1 PRIDE AND IDENTITY

Goal: Enhance and improve Spokane's visual identity and community pride.

DP 1.1 Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

DP 1.3 Significant Views and Vistas

Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

DP 2 URBAN DESIGN

Goal: Design new construction to support desirable behaviors and create a positive perception of Spokane.

DP 2.3 Design Standards for Public Projects and Structures

Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

DP 2.5 Character of the Public Realm

Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.

DP 2.6 Building and Site Design

Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

DP 2.10 Business Entrance Orientation

Orient commercial building entrances and building facades toward the pedestrian sidewalks and pathways that lead to adjoining residential neighborhoods.

DP 2.14 Town Squares and Plazas

Require redevelopment areas and new development to provide appropriately scaled open space such as town squares, plazas, or other public or private spaces that can be used as the focus of commercial and civic buildings.

DP 2.15 Urban Trees and Landscape Areas

Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

DP 2.16 On-Premises Advertising

Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.

DP 2.21 Lighting

Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

DP 3 PRESERVATION

Goal: Preserve and protect Spokane's historic districts, sites, structures, and objects.

DP 3.4 Reflect Spokane's Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

DP 3.7 Protection of Archaeological and Historic Sites

Ensure that archaeological and historic sites are identified and protected.

DP 3.12 Reuse of Historic Materials and Features

Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.

DP 4 DOWNTOWN CENTER VIABILITY

Goal: Create a vital, livable downtown by maintaining it as the region's economic and cultural center and preserving and reinforcing its historic and distinctly urban character.

DP 4.1 Downtown Residents and Workers

Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.

DP 4.2 Street Life

Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.

Chapter 9: NE – Natural Environment

NE 1 WATER QUALITY

Goal: Protect the Spokane Valley - Rathdrum Prairie Aquifer and other water sources so they provide clean, pure water.

NE 1.2 Stormwater Techniques

Encourage the use of innovative stormwater techniques that protect ground and surface water from contamination and pollution.

NE 4 SURFACE WATER

Goal: Provide for clean rivers that support native fish and aquatic life and that are healthy for human recreation.

NE 4.3 Impervious Surface Reduction

Continue efforts to reduce the rate of impervious surface expansion in the community.

NE 5 CLEAN AIR

Goal: Work consistently for cleaner air that nurtures the health of current residents, children and future generations.

NE 5.5 Vegetation

Plant and preserve vegetation that benefits local air quality.

NE 7 NATURAL LAND FORM

Goal: Preserve natural land forms that identify and typify our region

NE 7.3 Rock Formation Protection

Identify and protect basalt rock formations that give understanding to the area's geological history, add visual interest to the landscape, and contribute to a system of connected conservation lands.

NE 12 URBAN FOREST

Goal: Maintain and enhance the urban forest to provide good air quality, reduce urban warming, and increase habitat.

NE 12.1 Street Trees

Plant trees along all streets.

NE 13 CONNECTIVITY

Goal: Create a citywide network of paved trails, designated sidewalks, and soft pathways that link regional trails, natural areas, parks, sacred and historical sites, schools, and urban centers.

NE 13.1 Walkway and Bicycle Path System

Identify, prioritize, and connect places in the city with a walkway or bicycle path system.

NE 13.2 Walkway and Bicycle Path Design

Design walkways and bicycle paths based on qualities that make them safe, functional, and separated from automobile traffic where possible.

NE 13.3 Year-Round Use

Build and maintain portions of the walkway and bicycle path systems that can be used year-round.

NE 14 PLAZA DESIGN WITH NATURAL ELEMENTS

Goal: Develop or revitalize plazas using local nature elements, including water, vegetation, wildlife, and land forms.

NE 14.2 New Plaza Design

Develop plazas with native natural elements and formations, such as basalt, Missoula flood stones, stream patterns, river character, native trees, and plants that attract native birds.

NE 15 NATURAL AESTHETICS

Goal: Retain and enhance nature views, natural aesthetics, sacred areas, and historic sites that define the Spokane region.

NE 15.1 Protection of Natural Aesthetics

Protect and enhance nature views, natural aesthetics, sacred areas, and historic sites within the growing urban setting.

NE 15.2 Natural Aesthetic Links

Link local nature views, natural aesthetics, sacred areas, and historic sites with the trail and path system of the city.

NE 15.5 Nature Themes

Identify and use nature themes in large scale public and private landscape projects that reflect the natural character of the Spokane region.

Chapter 10: SH – Social Health

SH 3 ARTS AND CULTURAL ENRICHMENT

Goal: Support community image and identity through the arts and accessible art activities.

SH 3.1 Support for the Arts

Encourage public and private participation in and support of arts and cultural events in recognition of their contribution to the physical, mental, social, and economic wellbeing of the community.

SH 3.2 Neighborhood Arts Presence

Provide the regulatory flexibility necessary to support and encourage an arts presence at the neighborhood level.

SH 3.4 One Percent for Arts

Encourage private developers to incorporate an arts presence into buildings and other permanent structures with a value of over $25,000 by allocating one percent of their project's budget for this purpose.

SH 3.7 Support Local Artists

Solicit local artists to design or produce functional and decorative elements for the public realm, whenever possible.

SH 3.8 Community Festivals

Support celebrations that enhance the community's identity and sense of place.

SH 4 DIVERSITY AND EQUITY

Goal: Develop and implement programs for all city residents from a diverse range of backgrounds and life circumstances so that all people feel welcome and accepted, regardless of race, religion, creed, color, sex, national origin, marital status, familial status, domestic violence victim status, age, sexual orientation, gender identity, honorably discharged veteran or military status, refugee status, criminal history, the presence of any sensory, mental or physical disability as defined by the Americans with Disabilities Act and/or the Washington State Law Against Discrimination, or the receipt of, or eligibility for the receipt of, funds

from any housing choice or other subsidy program or alternative source of income.

SH 4.1 Universal Accessibility

Ensure that neighborhood facilities and programs are universally accessible.

SH 6 SAFETY

Goal: Create and maintain a safe community through the cooperative efforts of citizens and city departments, such as Planning and Development, Police, Fire, Community, Housing and Human Services, Parks and Recreation, and Neighborhood Services.

SH 6.1 Crime Prevention through Environmental Design Themes

Include the themes commonly associated with Crime Prevention through Environmental Design (CPTED) in the normal review process for development proposals.

SH 6.2 Natural Access Control

Use design elements to define space physically or symbolically to control access to property.

SH 6.3 Natural Surveillance

Design activities and spaces so that users of the space are visible rather than concealed.

SH 6.4 Territorial Reinforcement

Employ certain elements to convey a sense of arrival and ownership and guide the public through clearly delineated public, semi-public, and private spaces.

SH 6.5 Project Design Review

Include the crime prevention principles of CPTED in any analysis of projects that come before the Design Review Board.

Chapter 11: N – Neighborhoods

N 1 THE DOWNTOWN NEIGHBORHOOD

Goal: Recognize downtown Spokane as the primary economic and cultural center of the region and improve its viability as a desirable neighborhood in which to live and conduct business.

N 1.1 Downtown Development

Develop downtown Spokane as the primary economic and cultural center of the region and provide a variety of housing, recreation, and daily service opportunities that attract and retain neighborhood residents.

N 2 NEIGHBORHOOD DEVELOPMENT

Goal: Reinforce the stability and diversity of the city's neighborhoods in order to attract long-term residents and businesses and to ensure the city's residential quality, cultural opportunities, and economic vitality.

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

N 2.5 Neighborhood Arts

Devote space in all neighborhoods for public art, including sculptures, murals, special sites, and facilities.

N 3 NEIGHBORHOOD FACILITIES

Goal: Maximize the usefulness of existing neighborhood facilities and services while minimizing the impacts of major facilities located within neighborhoods.

N 3.2 Major Facilities

Use the siting process outlined under "Adequate Public Lands and Facilities" (LU 6) as a guide when evaluating potential locations for facilities within city neighborhoods, working with neighborhood councils and/or interest-specific committees to explore mitigation measures, public amenity enhancements, and alternative locations

N 4 TRAFFIC AND CIRCULATION

Goal: Provide Spokane residents with clean air, safe streets, and quiet, peaceful living environments by reducing the volume of automobile traffic passing through neighborhoods and promoting alternative modes of circulation.

N 4.5 Multimodal Transportation

Promote a variety of transportation options to reduce automobile dependency and neighborhood traffic

N 4.6 Pedestrian and Bicycle Connections

Establish a continuous pedestrian and bicycle network within and between all neighborhoods.

N 4.7 Pedestrian Design

Design neighborhoods for pedestrians.

N 4.9 Pedestrian Safety

Design neighborhoods for pedestrian safety.

N 5 OPEN SPACE

Goal: Increase the number of open gathering spaces, greenbelts, trails, and pedestrian bridges within and/or between neighborhoods.

N 5.3 Linkages

Link neighborhoods with an open space greenbelt system or pedestrian and bicycle paths.

N 6 THE ENVIRONMENT

Goal: Protect and enhance the natural and built environment within neighborhoods.

N 6.1 Environmental Planning

Protect the natural and built environment within neighborhoods.

N 6.4 Maintenance of City Property

Ensure that city land, property, and infrastructure within neighborhoods are adequately maintained to protect the public health, safety, and welfare.

N 7 SOCIAL CONDITIONS

Goal: Promote efforts that provide neighborhoods with social amenities and interaction and a sense of community.

N 7.1 Gathering Places

Increase the number of public gathering places within neighborhoods.

Chapter 12: PRS – Parks and Recreation

PRS 1 PRESERVATION AND CONSERVATION

Goal: Assure the preservation and conservation of unique, fragile, and scenic natural resources, and especially non-renewable resources.

PRS 1.1 Open Space System

Provide an open space system within the urban growth boundary that connects with regional open space and maintains habitat for wildlife corridors.

PRS 1.4 Property Owners and Developers

Work cooperatively with property owners and developers to preserve open space areas within or between developments, especially those that provide visual or physical linkages to the open space network.

PRS 2 PARK AND OPEN SPACE SYSTEM

Goal: Provide a park system that is an integral and vital part of the open space system and that takes advantage of the opportunities for passive and active recreation that a comprehensive open space system provides.

PRS 2.2 Access to Open Space and Park Amenities

Provide for linkages and connectivity of open space and park amenities.

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION

Goal: Work with other agencies to provide a convenient and pleasant open space-related network for pedestrian and bicyclist circulation throughout the City of Spokane.

PRS 3.1 Trails and Linkages

Provide trails and linkages to parks in accordance with city adopted plans.

PRS 5 RECREATION PROGRAM

Goal: Assure an indoor and outdoor recreation program, which provides well-rounded recreational opportunities for citizens of all ages and abilities.

PRS 5.1 Recreation Opportunities

Provide and improve recreational opportunities that are easily accessible to all citizens of Spokane.

PRS 5.5 Indoor Recreational Facilities and Programs

Provide facilities and programs that afford the public the opportunity to participate in a broad range of indoor recreational activities.

PRS 6 COORDINATION AND COOPERATION

Goal: Encourage and pursue a climate of cooperation between government agencies, non-profit organizations, and private business in providing open space, parks facilities, and recreational services that are beneficial for the public.

PRS 6.1 Duplication of Recreational Opportunities

Facilitate cooperation and communication among government agencies, nonprofit organizations, school districts, and private businesses to avoid duplication in providing recreational opportunities within the community.

PRS 6.2 Cooperative Planning and Use of Recreational Facilities

Conduct cooperative planning and use of recreational facilities with public and private groups in the community.

City of Spokane Downtown Plan

Downtown Plan "Fast Forward Spokane" link

Urban Design Staff finds the following goals from the Spokane Downtown Plan relevant to the project and/or within the project's potential to implement:

2.2 BUILT FORM AND CHARACTER

Goal: Foster and improve upon the unique, Downtown "sense of place"

Relevant Objectives:

- Preserve and enhance historic building stock
- Promote local identity and unified character with a focus on unique districts throughout Downtown
- Strive to reasonably protect solar-access in key areas as well as views of key amenities

2.3 MULTI-MODAL CIRCULATION AND PARKING

Goal: Improve circulation and parking in and around Downtown for all users

Relevant Objectives:

- Increase parking supply in high demand areas and develop parking incentives
- Reduce the supply of off-street surface parking through higher and better uses of available land
- Increase modal share of alternative transportation
- Improve pedestrian and bicycle connections
- Encourage use of public transportation

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Goal: Improve the Downtown environment for pedestrians and bicyclists

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements
- Improve access to Riverfront Park and Spokane River for all modes of travel
- Link Downtown with a series of green space amenities

2.6 ENVIRONMENTAL STEWARDSHIP

Goal: Incorporate sustainable practices in redevelopment efforts

Relevant Objectives:

- Encourage LEED® certification for new construction
- Mitigate stormwater (i.e. increase permeable surfaces)
- Support a thriving and functionally sustainable street tree system

Downtown Design Guidelines

Downtown Design Guidelines link

The Downtown Design Guidelines must be followed per Section 17C.124.500, Design Standards Implementation. While other adopted codes, plans, and policies listed in this staff report may be referenced during design review, the Downtown Design Guidelines are the primary tool utilized by the board when reviewing projects in the downtown.

Per the Downtown Design Guidelines:

> *A project would be considered successful at achieving the intent of the guidelines when [1] it will enhance how the public will perceive and use our public realm and [2] when the project address the three overarching principles that are supported throughout the design guidelines. These are:*
>
> 1. ***Contextual Fit***
>
>   - *The project's site planning and massing respond to the larger context of downtown and the region, and*
>
>   - *The building's architectural expression relates to the neighborhood context.*
>
> 2. ***Pedestrian Friendly Streets***
>
>   - *The building's street façade creates a safe and interactive pedestrian environment,*
>
>   - *The project's public amenities enhance the streetscape and open space, and*
>
>   - *The project's vehicular access and parking impacts on the pedestrian environment and non-motorized travel are minimized.*
>
> 3. ***Sustainability***
>
>   - *The project has minimized its ecological footprint to the extent possible.*

Additionally, the Downtown Design Guidelines (consistent with Section 17C.124.500(B)) state:

> *While the Downtown Plan and codes apply to generalized areas and conditions downtown in a prescriptive manner, design review provides the opportunity for flexibility based on the distinctive characteristics of the development site and its immediate surroundings. In working with…review board members, applicants may identify* equal or better *design solutions than would be required by code while still meeting the intent…The guidelines provide a framework for discussing how design solutions for a specific proposal on a specific site* can best address the urban design intentions *of the Downtown Plan and code.* (Emphasis added.)

Design Guidelines Relevant to this Project

Urban design staff finds the following design guidelines to be relevant to this project's successful achievement of the urban design intentions of the Downtown Plan and Spokane Municipal Code:

A: Site Planning & Massing
Responding to the Larger Context

A-1 Respond to the Physical Context

Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond. Develop a site and building design concept that responds to Spokane's regional character; a city located at the intersection of the Rockies and the Palouse.

A-2 Enhance the Skyline

Design the upper portion of the building to create visual interest and variety in the Downtown skyline. Respect noteworthy structures while responding to the skyline's present and planned profile.

B: Architectural Expression
Relating to the Neighborhood Context

B-1 Respond to Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create Transitions in Bulk and Scale

Building form should be consistent with the character of Downtown Spokane as an urban setting and create a transition in height, bulk, and scale of development; from neighboring or nearby areas with less intensive development, and between buildings and the pedestrian realm.

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area

Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.

B-4 Design a Well-Proportioned & Unified Building

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B-5 Explore Opportunities for Building Green

Promote "green" buildings by choosing sustainable building and design practices whenever possible.

C: Pedestrian Environment
Defining the Pedestrian Environment

C-1 Promote Pedestrian Interaction

The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.

C-2 Design Facades of Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a "human scale" not only at the street level, but also as viewed from farther away.

C-3 Provide Active Facades

Buildings should not have large blank walls facing the street, especially near sidewalks.

C-4 Reinforce Building Entries

Design building entries to promote pedestrian comfort, safety, and orientation.

C-5 Consider Providing Overhead Weather Protection

Consider providing a continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C-7 Install Pedestrian-Friendly Materials at Street Level

Use materials at street level that create a sense of permanence and bring life and warmth to Downtown.

D: Public Amenities
Enhancing the Streetscape and Open Space

D-1 Provide Inviting & Usable Open Space

Design public open spaces to promote a visually pleasing, healthy, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be emphasized.

D-2 Enhance the Building with Landscaping

Enhance the building and site with generous landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-3 Respect Historic Features That Define Spokane

Renovation, restoration and additions within Downtown should respect historic features.

D-4 Provide Elements That Define The Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

D-5 Provide Appropriate Signage

Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D-6 Provide Attractive and Appropriate Lighting

To promote a sense of security for people Downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D-7 Design for Personal Safety & Security

Design the building and site to promote the feeling of personal safety and security in the immediate area.

D-8 Create "Green Streets"

Enhance the pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site and reducing the area of heat island. **(NOTE: Now administered by Complete Streets code.)**

E: Vehicular Access and Parking
Minimize Adverse Impacts

E-1 Minimize Curb Cut Impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-3 Minimize the Presence of Service Areas

Locate service areas for dumpsters, recycling facilities, loading docks and mechanical equipment away from street frontages where possible; screen from view those elements which cannot be located to the rear of the building.

E-4 Design "Green" Parking

Design places for parking that mitigate automobile impacts to air, temperature, and water; and improve the City's visual and environmental quality.

Topics for Discussion

To address the Downtown Design Standards, Comprehensive Plan Policies, and Downtown Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion at the Collaborative Workshop:

Design Standards

- See the Regulatory Analysis, "Design Standards" section above for additional topics.

Interface with Riverfront Park and Other Points of Interest

- Given this projects downtown location and proximity to numerous areas of interest, how will the project address wayfinding that includes reference and direction to the Spokane River, Riverfront Park and its key features, the Spokane Arena, and other points of interest?
- Pedestrian connection(s) from the south edge of the site to the proposed North Bank Riverfront Park playground:
    - How will the project provide universal accessibility and wayfinding to the southwest corner pedestrian connection which links to the Howard Street Bridge pedestrian route and Spokane Arena plaza near the intersection of Mallon Avenue and Howard Street?
- How will stormwater management be integrated across the structure and site, including roof and hardscape runoff? Specifically, if discharging to the North Bank Riverfront Park project, how will this occur?
- The aesthetic transition from the basalt bluff to the site. Specifically, how will it support the interpretive efforts of the North Bank project either actively or by minimizing adverse impacts to the playground experience?
- What sensory impacts may the loading area have on the user experience of the North Bank playground?
- How can the development more fully incorporate the existing basalt outcropping to the northeast of the proposed building?

Pedestrian Environment

- Given the proposed vacation of Cataldo Avenue and subsequent loss of street and sidewalk connectivity, how will pedestrian travel be accommodated from east to west?
- How can will the impacts of loading zones be addressed to ensure a pleasant pedestrian experience?
- What impacts will fire access have on the site design?
- What addition detail can be provide for the proposed Dean Avenue streetscape, including the mid-block pedestrian crossing and bump-out?
- The applicant should consider the use of CPTED principles where applicable:
    - The CPTED concept packages quality planning and design standards into a development tool that supports public safety.
    - The Spokane Comprehensive Plan (Chapter 10, Social Health, Policy SH 6.5, Project Design Review), requests that CPTED be included in any analysis of projects that come

before the Design Review Board. Design review for crime prevention should result in recommendations that encourage voluntary, creative solutions rather than mandates, which require specific actions. To encourage exploration of these ideas early in the design process, the Board may wish to encourage the applicant to pursue CPTED principles as Advisory Actions resulting from the Collaborative Workshop.

- Per the Spokane Comprehensive Plan (Chapter 10, Social Health, Policy SH 6.1, Crime Prevention Through Environmental Design Themes), certain themes commonly associated with the CPTED approach include:
  - **Activities vs. Locations** – Create a presence of normal activity, which dominates the tone of acceptable behavior and ownership for any given space.
  - **Elimination of Anonymous Spaces** – Employ methods that create a perception of territorial ownership in public spaces, such as artwork (as approved by the Arts Commission) on bus shelters, underpasses, and parking lots, as one means to reduce vandalism.
  - **Friendly Streetscapes** – Encourage on-street parking (as opposed to expansive parking lots), narrower streets, crosswalks, and sidewalks.
  - **Lighting** – Design lighting to specifically support safety, identification, environmental integration, beautification, attraction, and recreation.
  - **Variety of Uses** – Include a variety of uses in the same building, which helps to ensure that someone is around the building more frequently; e.g., residential and commercial uses in the same building.
  - **Natural Barriers** – Provide natural barriers, such as distance or terrain, to separate conflicting activities.
  - **Pedestrian Amenities** – Encourage public interaction and create street activity by providing pedestrian amenities, such as sturdy seating and pedestrian-level lighting in parking lots, walkways, entrances, and exits.
  - **Property Maintenance** – Create the impression that someone is monitoring a property by consistently maintaining the property in a way that conveys a pride of ownership.

- Consider how the design of walkways encourages year-round use, including but not limited to overhead protection from precipitation and snow/ice management, per SCP Policy NE 13.3, Year-Round Use and Downtown Design Guideline C-5.
- In what ways does the project's open space, especially plazas and gathering spaces, address SCP Policy NE 14.2, New Plaza Design?

Sustainability and Natural Environment

- In what ways will plant selection fulfill the SCP's desired benefits to local air quality, reduction in water use, habitat, and mitigation of the urban heat island?
- Because there will be significant waste generation from the facility, in what ways does the facility design program address SCP Policy NE 5.3 with regard to waste reduction and recycling?
- In what ways could extracted basalt from site demolition be re-used on site? How might basalt outcroppings be utilized aesthetically and interpreted in the landscape?
- Could materials from existing site structures to be demolished be reclaimed and reused in the project design?
- How might clean stormwater be captured on site for re-use as supplemental irrigation for landscaping?

Note

The Advisory Actions provided by the Design Review Board do not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Code
City of Spokane Comprehensive Plan
Downtown “Fast Forward” Plan
Downtown Design Guidelines

Back to Agenda

Planning and Development
www.spokanecity.org

Pre-Development Conference Notes

Project Name: Spokane Sportsplex

To: Colin Anderson **Phone:** 838-8681
Spokane Sportsplex
10 S Cedar St
Spokane, WA 99201
canderson@integrusarch.com

From: Patty Kells, Facilitator **Phone:** 625-6447

Project Name: Spokane Sportsplex
Permit No.: B19M0014PDEV
Site Address: 444 W Cataldo
Parcel No.: 35181.4206
Meeting Date: Thursday, January 31, 2019

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, January 31, 2019. These notes are broken down into three sections:

Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

A. Project Description: 131,400+ square foot sports facility-three floors.
B. Scope and Size: The scope of work is a new sportsplex/event center building with three levels.
C. Special Considerations: SEPA, Design Review, Street Vacations, Lands Commission, Type II Departure.
D. Estimated Schedule: TBD
E. Estimated Construction Cost: $40,000,000

Section 1 – Comments Specific to the Building

Dermott Murphy - Deputy Building Official (625-6142):

1. The size and scope of this project will require that a Washington State Licensed Architect stamp the plans. Plans not stamped by the architect must be stamped by an appropriate engineer.
2. Codes which will be used to approve this project will be the 2015 I.C.C. code series and the appropriate Washington State Amendment document for each. Exceptions to this will be the 2017 National Electrical Code and WAC 296-46B and the Uniform Plumbing Code 2015 and WAC 50-56. Accessibility Standards will come from Document ICC A117.12009. Non-Residential Energy Code (NREC), which applies to this project, is WAC 5111C.
3. NREC review needs to be completed and provided at the Intake of the project for review. Our permit application packet has NREC overview information. 4. All elements of this new construction project must meet IBC 2015 chapter 11 requirements for accessibility.
4. The designer of the structures will need to observe structural design requirements as shown in IBC chapter 16 for critical elements, including earthquake loading.
5. The designer of the structure will need to identify any methods of construction which require special inspections identified in IBC chapter 17.
6. Provide location of all accessory equipment (compressors, etc) and types.
7. Provide MEP with all design calculations as needed, manufacturers cut sheets, underground services, Plumbing fixture counts, riser diagram, etc as noted below
8. Provide details of all penetration items through fire walls if required.
9. Review chapter 11 for accessibility, and requirements

General Notes:

Drawings need to be site specific.

1. Stamped and signed plans as required
2. name/project name Jobsite legal description/address/Parcel #
3. Code study to include:
    a. Occupancy classification: Chapter 3
    b. Occupant Load w/area calculations & factor rating using Table 1004.1.2
    c. Floor Area
    d. Type of Construction: Chapter 6
    e. Height & Number of Stories
        i. If applicable, show Basement space, upper stories and adjoining spaces with area square footages & Occupancy Group.
4. Overall site plan- fully dimensioned. Key Plan showing adjoining units, if applicable with use of space.
5. Floor plans with all work to be performed details – fully dimensioned Elevations—interior & exterior as applicable
6. Structural cross sections as applicable
7. Engineered foundation as applicable
8. Soils report as applicable
9. Non Residential Energy Analysis: building envelope, electrical/lighting and mechanical portion as applicable
10. Electrical plan as applicable (see below)

11. Mechanical plan as applicable (see below)
12. Plumbing plan as applicable (see below)

Not all sections will apply to your project

13. Plumbing plan to include:
    a. Civil drawings showing all utilities to structure w/sizing i.e. water, sewer, storm, & fire main
    b. Size and location of drain, waste, and vent lines within building—when applicable. Include isometric drawings.
    c. Restroom facilities with fixture units.
    d. Sand traps and grease traps with sizing calculations—when required.
    e. Location of back-flow prevention devices.
    f. For remodels and additions show all existing fixtures.
    g. Water pipe drawings with sizing & calculations

Mechanical plan reviews are based on the 2015 edition of the International Mechanical Code (IMC) and International Fuel Gas Code (IFGC) unless otherwise directed. In order to perform a thorough Mechanical plan review, the following specifications, drawings and details should be submitted.

Not all sections will apply to your project

14. Mechanical plan to include:
    a. Location, size and type of supply and return ducts.
    b. Location and type of fire damper—when required.
    c. Location and size of gas lines. Location of Gas meter
    d. Location and access for mechanical equipment
    e. Combustion air source
    f. Equipment Details
    g. Complete plan and specifications of all heating, ventilating and air conditioning work.
    h. Complete information on all the mechanical equipment and materials including listing, labeling, installation and compliance with referenced material standards.
    i. Details on the HVAC equipment including the equipment capacity (Btu/h input), controls, equipment location, access and clearances.
    j. A ventilation schedule indicating the outdoor air rates, the estimated occupant load/1,000 ft2 the floor area of the space and the amount of outdoor air supplied to each space.
    k. The location of all outdoor air intakes with respect to sources of contaminates.
    l. Duct construction and installation methods, flame spread/smoke development ratings of materials, flexible air duct and connector listings, sealing of duct joints seams and connections and duct support spacing.
    m. Condensate disposal, routing of piping and auxiliary and secondary drainage systems.
    n. Required exhaust systems, routing of ducts and termination to the exterior.
    o. Complete details of all Type I and Type II kitchen hoods, grease duct construction and velocity, clearance to combustibles and fire suppression system.

p. Details of all duct penetrations through fire-resistance rated assemblies including locations for all fire dampers, smoke dampers and ceiling radiation dampers along with applicable fire protection ratings and labeling requirements.
q. Method of supplying combustion air to all fired appliances, the location and size of openings and criteria used to size the openings.
r. Details on the vents used to vent the products of combustion for all fuel burning appliances including the type of venting system, the sizing criteria required for the type of vent and the routing of the vent.
s. Boiler and water heater equipment and piping details including safety controls, gauges, valves and distribution piping layout.
t. Details on the type and quality of refrigerant, calculations indicating the quality of refrigerant and refrigerant piping material and the type of connections.
u. Complete details on the gas piping system including materials, installation, valve locations, sizing criteria and calculations (i.e. the longest run of piping, the pressure, the pressure drop and applicable gas piping sizing Table(s) in the IFGC
v. Provide all details of smoke evacuation system

Not all sections will apply to your project

15. Electrical plan to include:
    a. ONE LINE, (from transformer to electrical equipment for new and existing)
        i. Wire size, type, and quantity for service and sub panel feeders.
        ii. Conduit size, type, and quantity.
        iii. Meters, Disconnects and panels.
        iv. Calculated load of service of the entire building.
        v. Fault current calculations for all new service equipment and sub panels to include re-fed existing gear
        vi. Series rating information when used.
        vii. Over current protection showing compliance with NEC 215.10 and 230.95.

    b. PANEL SCHEDULE
        i. Disconnect and panel size.
        ii. Volt amps on all branch circuits and calculated load of panel.
        iii. AIC rating and SCA available.
    c. FLOOR PLANS
        i. Location of all equipment on the entire structure (new and existing).
        ii. Location of all equipment, lights and panel boards.
        iii. Circuit numbers on all receptacle and lighting outlets.
        iv. GFCI protection for other than dwelling units per NEC (GFCI devices must be readily accessible)
        v. Lighting fixture schedule including fixture and lamp wattage, type of fixture and light details.

Tami Palmquist – Associate Planner (625-6157):

1. Please review our design standards for commercial buildings in the Downtown *17C.124.500-90,* specifically:
    a. Windows – **for buildings visible from, fronting on and located within 60ft of a property line of a complete street, 60% minimum glazing is required on ground**

floor façades between two and ten feet. On the ground floor, display windows may be used to meet half the requirement. 40% glazing is required between 10 and 40 feet.

b. Base/Middle/Top – **the "top" of the building shall be treated with a distinct outline with elements such as projecting parapet, cornice, or projection.**
c. Articulation - **Facades longer than fifty feet shall be broken down into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs and other elements of the building's mass. 17C.124.530.B.1.**
d. Prominent Entrance
e. Ground Level Details – **ground floor of the buildings shall have at least three of the identified elements in 17C.124.550.B.2**
f. Roof Expression
g. Treating Blank Walls – **where windows are not provided on walls facing streets, the façade shall provide at least four of the identified elements in 17C.124.570.B**
h. Plazas and Other Open Spaces – **new buildings over 40,000 square feet shall have plazas, courtyards, or other pedestrian spaces at or near their main entrance. Plazas/courtyards shall be a minimum of one square foot of plaza per 100 square feet of building area. This area may count toward interior landscaping requirements. The plaza or courtyard shall include at least three of the elements identified in 17C.124.580.B.3**

2. Signs: 17C.124.350

   A separate sign permit is required. The sign standards are stated in Chapter 17C.240 SMC, Sign Code.

Dave Kokot – Fire Prevention Engineer (625-7056):

1. The total area of the project is approximately 132,000 square feet. The occupancy is A4. The facility will be of Type IIB construction.
2. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241.
3. The building will be required to be provided with fire sprinklers. (IFC 903)
4. Where the highest occupied floor level is more than 30 feet above the lowest lever of Fire Department access, Class I standpipes are required in each stairwell (IFC 905 amended by SMC 17F.080.030.B.11). Multiple standpipes in a building shall be connected to a common Fire Department connection (IFC 905 amended by SMC 17F.080.030.B.11) and no more than 150 feet from a fire hydrant along an acceptable path of travel (SMC 17F.080.310). A minimum of one outlet is required on the roof (IFC 905.4). The standpipe outlet pressure at the roof manifold shall be at least 100 PSI for buildings exceeding 5 floors in height above the lowest level of Fire Department access (IFC 905.2 amended with SMC 17F.080.480).
5. An emergency voice/alarm system with central monitoring is required for this building (IFC 907 amended with SMC 17F.080.110).
6. Smoke detectors are required above the panel, power supplies, annunciator, and other panels associated with the fire alarm system.
7. Duct smoke detectors (if required) shall be wired to a supervisory zone only, not an alarm-initiating zone, as per Spokane Fire Department policy and as provided in NFPA 90A. The codes require duct detection only on return air.
8. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with Section 105 of the Fire Code.
9. Where a kitchen is provided with equipment that will produce grease vapors, a Class I kitchen hood is required and will be protected with a wet-chemical suppression system

(IFC 609.2). In addition, a Class K fire extinguisher will be located no more than 30 feet from the area of grease cooking (IFC 906.1). The type of equipment that is considered to generate grease vapors is established by the International Mechanical Code.
10. Carbon dioxide systems are required to be reviewed and permitted with the Fire Department if the system has more than 100 pounds of CO2.
11. A smoke control system is required for the building meeting IFC 909.
12. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3 and S occupancies in accordance with IFC 906 – Table 906.3(1).
13. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).
14. If the building is equipped with a fire protection system, a Fire Department key box will be required (IFC 506).

Eric Meyer – Spokane Regional Health District (324-1582):

Please see attached letter.

Section 2 – Comments Specific to the Site

Tami Palmquist – Associate Planner (625-6157):

1. These parcels are in the City's Downtown General (DTG) zone - All projects in Downtown Zones must address the pertinent design standards and guidelines.
2. *Note: Both Cataldo and Dean are Type IV Complete Streets (Neighborhood Streets); 3rd Avenue is a Type 3 Complete Street (City-Regional Connector Street)*
3. The use is classified as "Major Event Entertainment", which is an allowed use in the DTG zone.
4. **A Boundary Line Adjustment is required to aggregate all parcels to be built upon.**
5. **Design Review is required for the new structure as a public project.**
6. **Based on preliminary conversations and images of the proposed building, the project will require a Design Deviation for at least the lack of glazing between two and ten feet. If any other elements are identified during Design Review, those will also require Design Deviations, which can all be processed together. A Design Deviation as a Type II Land Use Application and can be applied for after the 1st Design Review meeting (Collaborative Workshop)**
7. The property is located in the downtown no parking zone – no off-street parking is required within the no-parking zone.
8. Screening in Downtown Zones: *17C.124.250*
    a. Garbage Collection Areas.
    All exterior refuse (including garbage, recycling, and yard debris) receptacles and refuse collection areas must be screened from the street and any adjacent properties. Trash receptacles for pedestrian use are exempt. Screening must comply with the standards of chapter 17C.200 SMC, Landscaping and Screening.
    b. Mechanical Equipment.
    Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from the street and any abutting residential zones by walls, fences, or vegetation tall enough to screen the equipment.
    c. Rooftop Mechanical Equipment.
    Mechanical equipment on roofs must be screened from the ground level of nearby streets and residential areas. Mechanical equipment shall be screened by

extended parapet walls or other roof forms that are integrated with the architecture of the building. Cell phone transmission equipment shall be blended in with the design of roofs.

d. Other Screening Requirements.
The screening requirements for parking, exterior storage, and exterior display areas are stated with the standards for those types of development.

9. Sidewalks and Street Trees: *17C.124.230*
    a. Sidewalks are required to be constructed and shall be at least twelve feet wide and consist of a clear walking path at least seven feet wide (in addition to a pedestrian buffer zone and planting zone for street trees per SMC 17C.200.050). Part of the sidewalk width may be located on private property. The sidewalk dimension shall be measured from back of curb to building facades or parking lot screening and other landscaping.
    b. Street trees must be installed and maintained by the adjacent property in all streets bordering development. Requirements for street trees and landscaping are stated in chapter 17C.200 SMC, Landscaping and Screening.
10. Landscape and Screening: 17C.200
    a. On all sites of more than 7,000 sq. ft. a Landscape Plan prepared and stamped by a licensed landscape architect, registered in the state of Washington, must be submitted at time of application for a development permit.
    b. Irrigation is required as per 17C.200.100
    c. Along all downtown zoned properties except where buildings are built with no setback from the property line: a five-foot wide planting area of L2 see-through buffer, including street trees as prescribed in SMC 17C.200.050, Street Tree Requirements. Remaining setback areas shall be planted in L3. Living ground cover shall be used, with non-living materials (gravel, river rock, etc.) as accent only. In addition, earthen berms, trellises, low decorative masonry walls, or raised masonry planters (overall height including any plantings shall not exceed three feet) may be used to screen parking lots from adjacent streets and walkways. *See also Parking Lot Landscaping below.*
    d. A Street Tree Permit is required for removal, pruning and planting of street trees in the right-of-way. Contact Urban Forestry for permit.
    e. In the downtown, Individual Planting Areas in tree vaults are required. Individual planting areas (or tree vaults) must be of a size to accommodate a minimum of 100 cubic feet of un-compacted soils per tree at a maximum depth of three feet. The average spacing for all tree sizes and types shall be twenty-five feet. Trees planted adjacent to parallel parking stalls with meters may be spaced twenty feet apart.
11. Parking Lot Landscape: 17C.200.040
    In downtown zones an applicant must demonstrate to the director that the required elements found in 17C.200.040(F)(9) meet the intent of the Downtown Design Guidelines. Key design elements for these features include integrating storm water facilities, improving the pedestrian environment, and adding public amenities next to surface parking; outdoor sales and outdoor display areas so that they help to define space and contribute to a more active street environment.
    a. Surface Parking Lot Liner Walls in the Downtown Zones.
    b. **Surface parking lots must have a solid, decorative concrete or masonry wall adjacent to a complete street and behind a sidewalk.** The wall must have a minimum height above the surface of the parking lot of two and one-half feet and a maximum height of three feet. The wall shall screen automobile headlights from surrounding properties. A wrought iron fence may be constructed on top of the wall

for a combined wall and fence height of six feet. An area with a minimum width of two feet, measured from the property line, must be provided, landscaped and maintained on the exterior of the required wall. Such walls, fences, and landscaping shall not interfere with the clear view triangle. Pedestrian access through the perimeter wall shall be spaced to provide convenient access between the parking lot and the sidewalk. There shall be a pedestrian access break in the perimeter wall at least every one hundred fifty feet and a minimum of one for every street frontage. Any paving or repaving of a parking lot over one thousand square feet triggers these requirements.

c. Surface parking lots in the Downtown zones are subject to the interior parking lot landscaping standard sections (F)(2) through (F)(6).
d. . The exterior boundary of all surface parking lots adjacent to any public right-of-way must include trees spaced no more than twenty-five feet apart. The leaves of the trees or any other landscaping features at maturity shall not obscure vision into the parking lot from a height of between three and eight feet from the ground. The species of trees shall be selected from the city's street tree list. If street trees exist or are provided consistent with SMC 17C.200.050 then this landscaping strip may be omitted.

Patty Kells – Traffic Engineering Assistant (625-6447):

1. **SEPA is required**.
2. A traffic analysis has been submitted and currently under review. See Inga Note's comments.
3. You are working with Eldon Brown on the street vacation process and requirements. After the presentation at the PIES Committee meeting, a discussion of a change to the site plan presented for the pre-dev meeting will be considered.
4. All parking and maneuvering areas must be hard surfaced. All required parking, landscaping and onsite stormwater designs must be within the property lines and not in the public right-of-way.
5. Please dimension the parking stalls, accessible stalls and access aisles, travel lanes and driveway approaches on the site plan.
6. The parking stalls must be striped to current standards and for accessible barrier free parking spaces and aisles, the stalls must be shown and comply with the City of Spokane Standard Plan G-54 & B-80A. An accessible route of travel connecting to the nearest accessible entrances and to the public sidewalk is required, with a marked accessible route of travel. All barrier free spaces and aisles need to be designed, drawn, and noted on the plans per these standards. Note on the site plan the van-accessible stalls and the sign locations. The access aisle for van accessibility must be eight feet wide.
7. Adequate access and maneuvering for refuse/emergency vehicles is required per the City Standards and must be maintained during construction.
8. Any new or modified driveway access locations must be reviewed and approved by Traffic Engineering prior to permit issuance. All unused driveways must be removed and replaced with City standard curb and sidewalk. The maximum driveway width for commercial development, measured at the throat of the driveway, is thirty feet. All unused driveways must be removed and replaced with City standard curb and sidewalk.
9. Maintain clear view at intersections, pedestrian ways, and driveways. Pavement cut policy will be applicable and confine illumination lighting to the site.
10. A transportation impact fee will be assessed for this proposed project with credit given for the previous uses and based on the traffic analysis once accepted.

Inga Note – Traffic Planning Engineer (ICM) (62506331):

1. The applicant should look at ways to make the Dean crosswalk very visible and safe. Fencing for the parking lot to channel people to the crosswalk, bumpouts on both sides, etc.
2. How will deliveries be handled?
3. Buses will likely be used for team transportation. Where will these be staged for loading and unloading? They shouldn't continuously occupy the drop-off zone on Dean.
4. STA wants a bus stop location on Dean.
5. The site design needs to provide a good bike-ped route through Cataldo and around the building. Their response at the pre-dev was that a lot of people will probably go back to using the pathway along the river. I think this is true during the daytime. But at night the park may not feel as safe to some user groups. I was concerned with the pedestrian, bike, and delivery interaction on the west side of the building. It looks like they are providing a winding pathway up from the park and the corner of Mallon/Howard. This should be wide enough for comfortable use by bicycles and scooters, and should be obviously marked as the bike/ped route to the complex.
6. They should also stripe a north-south walk route through the middle of the parking lot north of Dean.

Traffic Study Comments:

1. We need an impact fee calculation
2. There should be a discussion of crosswalk safety on Dean
3. The traffic signal at North River drive should also be included in the analysis. Will the additional trips from the Sportsplex trigger the need for protected north-south phasing?
4. STA will need to add a bus stop on Dean. But the NB left turn from Washington to Dean can be difficult to make at certain times of the day. We would like to evaluate the idea of re-opening Garner Avenue as a public roadway, or at least allowing STA to run on it. It has a turn pocket on Washington and would be much easier for them to loop through this location.
5. The traffic study talks about the improvement in safety by closing Washington/Cataldo, but doesn't really discuss how the increased NB left turns at Washington/Dean will impact safety. We have had some collisions here.
6. The LOS calculation needs to be corrected for the Washington intersections as discussed in prior emails.

Mike Nilsson – Engineer (625-6323):

1. A vacation of Cataldo Avenue has been proposed between Washington and Howard, whether a full or partial vacation is requested is under consideration. The final configuration of the site as well as the proposed alignments for public infrastructure is yet to be determined.
2. There is an eight-inch PVC sanitary main in Cataldo Avenue and an eight-inch concrete main in Dean Avenue available for sanitary sewer connection.
3. Show all existing and proposed utility lines on the plan. A capacity analysis for the proposed sewer connection is required.
4. A new commercial side sewer shall be at least six inches in diameter, have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over, two feet minimum in other areas. Sewer and Water service separation requirements are 18 inches minimum vertical, five feet minimum horizontal. Sewer cleanouts shall be installed at every 100 feet and every angle 45 degrees or greater. See the City of Spokane Design Standards Section 4 for additional information on Sewers.
5. The proposed project is within the General Facility Charge (GFC) Waiver Zone, so GFCs will *not* be assessed for this project for new sewer/water service connections.

6. All storm water and surface drainage generated on-site must be disposed of on-site in accordance with *SMC 17D.060.140* "Storm water Facilities". Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6. In general, any new impervious surface will require a geotechnical site characterization (report) and drainage report/plan. Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas and property lines. Show proposed and existing pavement. Geotechnical reports, drainage reports and civil plans must be stamped and signed by an engineer licensed in the State of Washington.
7. If stormwater is conveyed to the Parks North Bank site, it is likely their SEPA will need to be amended to include this new area.
8. Combining landscape and stormwater treatment areas per Eastern Washington Low Impact Development (LID) Guidance Manual is allowed. The link to DPE LID resources can be found at: https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Low-Impact-Development-guidance
9. Roofs constructed of non-pollution generating roofs can be tight-line drained directly to drywells, provided any mechanical equipment located on the roof be hydraulically separated and treated accordingly.
10. Any drywells and subsurface drainage galleries (existing and proposed) for the site must be shown on the plans and registered with the Washington State Department of Ecology (DOE). Please send a copy of the completed registration form to the City of Spokane Planning and Development**.** See the following link at the Department of Ecology (DOE) website for information about the Underground Injection Control (UIC): https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program
11. The minimum drywell or gallery setback distances shall apply unless a recommendation from the geotechnical engineer states a lesser distance.
12. Most land-disturbing activities require as Erosion and Sediment Control (ESC) plan. Land-disturbing activities are activities that result in a change in existing soil cover (vegetative or non-vegetative) or site topography. Land-disturbing activities include, but are not limited to, demolition, construction, clearing and grubbing, grading and logging. ESC plan detailing how erosion and other adverse stormwater impacts from construction activities will be handled must be submitted to Engineering Services – Developer Services for review and acceptance prior to construction of said phase. See Section 9 of the SRSM for ESC requirements and applicability. The following link provides information on ESC training and certification programs: https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Certified-erosion-sediment-control
13. Include the following note on the plans: **"All broken, heaved or sunken sidewalk, curbs and driveway approaches adjacent to the project will be replaced or repaired whether caused by construction or not."**

Dave Kokot – Fire Prevention Engineer (625-7056):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1) is 7,750 GPM without automatic sprinklers throughout and requires eight fire hydrants. Site fire flow is 1,938 GPM with automatic sprinklers throughout and requires one fire hydrant.
2. There are six existing fire hydrants in the area that meet the code distance requirements for this project.
3. Site fire flow will be required to be maintained or provided during construction.
4. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).

5. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet to all points around the building without fire sprinklers (IFC 507.5.1), and 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2).
6. Fire Department Connections for new fire sprinkler system installations shall be located no more than five hundred feet from a fire hydrant along an accessible path of travel unless where approved by the fire official.
7. Fire Department Connections for new standpipes shall be located no more than one hundred feet from a fire hydrant along an accessible path of travel unless where approved by the Fire Code Official.
8. Fire Department approved all-weather access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7). Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Grass pavers are not allowed for fire lanes in the City of Spokane. Fire hydrants can be used to meet this requirement, and a new fire hydrant is indicated to provided on the south side of the building.
9. Buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one side of each building (IFC D105.2). That is being shown on the north side of the building.
10. The proposal appears to meet the requirements of the Fire Code for fire access.
11. Fire access will be maintained during construction. The fire lanes will be maintained with an all-weather surface (IFC 3310.1).
12. The installation of security gates or barriers on fire access roads shall be approved by the Fire Department (IFC 503.6). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48' from the edge of pavement. Gate openings will be a minimum of 14' wide, and open gates will not obstruct access to structures.

Mathias Bauman – Water Department (625-7953):

1. There are multiple existing domestic water services that will be removed for this project. If any existing services are not utilized, they must be disconnected at the main.
2. The six inch cast iron main in Cataldo Ave must be relocated once the street is vacated. As shown in the plans, a continuous loop in the City of Spokane's water distribution system will be required. A 30-foot no-build easement will be required for the proposed looped public water main.
3. There is a six inch cast iron water distribution main in Dean Ave available for the project.
4. The City of Spokane Water Dept. does not allow water services to cross over property lines; therefore, the parcels must be aggregated.
5. A hydraulic model will be required to prove that the design meets minimum standards.
6. Water line locations and distances from other utilities shall be shown in Standard Plans W-110, W-111 and W-112.
7. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.
8. Calculated static water pressure is approximately 85-90 psi at the surrounding hydrants. Pressures exceeding 80 psi require a pressure reducing valve to be installed.
9. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new

water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, (north side) Harry Ward (509) 625-7845, (south side) Ryan Penaluna (625-7844) will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists, Donovan Aurand (509) 625-7968 and Lance Hudkins (509) 625-7967, will review any backflow assemblies where required.

10. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration is the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155 part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Rick Hughes – Solid Waste (625-7871):

1. The opening for a roll off compactor that is to be stored inside a building must be 14 feet tall by 12 feet wide. The floor must be level with the approach so that the truck lines up correctly with the compactor. Guide rails and stops will be required to return the compactor to its resting position.

Becky Phillips – Urban Forestry (363-5491):

Please see attached document.

Section 3 – General Information and Submittal Requirements

1. Site plan requirements are as shown on the attached "Commercial Building Permit Plan Checklist". For the permit intake submittal, please provide three (3) **Full Building Plan Sets** and an electronic copy of the **Site Sets**. ***Full Building Plan Sets*** shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping and irrigation drawings. ***Site Sets*** shall include: cover sheet, overall site plan (either architectural or civil engineered), all civil engineering plans, landscaping and irrigation plans, and building elevations. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, etc.)
2. Please provide an electronic copy of site plans showing dimensions, ***property lines, and City Limits***, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or

beverage handling business is planned.

5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional $250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.

PRE-DEVELOPMENT NOTES Date Delivered: February 7, 2019

PROJECT: Spokane Sportsplex B19M0014PDEV
444 W Cataldo (Parcel 35181.4206)

To: Colin Anderson, Integrus Architecture
Cc: Dermott Murphy, Deputy Building Official, City of Spokane
Tami Palmquist, Associate Planner, City of Spokane

Dear Mr. Anderson,

During the Pre-Development Conference on January 31, 2019 there was discussion regarding the development of the above property. There several existing street trees at this site and you will be required to install new trees as well per landscaping requirements.

I am attaching a map of the area that show the trees that are in the City of Spokane Street/Public Tree Inventory. You will see that these are identified by a green dot and those in the vicinity that may be affected by construction have been circled with red. Please take into consideration the movement of construction equipment and other construction activities. Tree Protection fencing will need to be installed around all street/public trees that are being retained within the scope of your project. I am including the City of Spokane Tree Protection Specifications with this packet. The contractor can install the fencing without a certified arborist onsite, but it must be installed per this specification prior to any construction activities and it must be maintained throughout the length of your project to minimize any damage to the trees. Please keep all soil, materials, and any other items out of the Tree Protection Zones at all times.

A licensed certified arborist is required to perform work on all trees in the right of way, including pruning (root & crown), removal, and installation of new trees. I am sending you a list of city approved Commercial Tree companies for your convenience. A Public/Street Tree Permit will need to be submitted prior to any removals and/or pruning and then again 10 days prior to new tree installation. The arborist you hire will be familiar with the permitting process.

In the design phase, please consider the placement of trees in relation to any business signs to avoid any future tree/sign conflict. You can find the City of Spokane Approved Street Tree list at spokaneurbanforestry.org. If you would like assistance in choosing appropriate species', feel free to contact our office.

Although an arborist is not required to plant trees on the interior of the property, all trees and shrubs must be planted according to V-101 and V-102 planting details as drawn by the City of Spokane Engineering Department. Please ensure these standards are met so as not to delay your Certificate of Occupancy.

Along with the Commercial Tree company list, I am enclosing a packet of other information that will be beneficial to you as you move forward with your plans.

Please let me know if I can be of any assistance to you.

Respectfully,

Becky Phillips
Urban Forestry Specialist, City of Spokane

808 West Spokane Falls Blvd. • Spokane, Washington 99201-3317
Phone: 509.363.5495 • FAX: 509.625.6205
www.spokaneurbanforestry.org

PRE-DEVELOPMENT PACKET Date Delivered: February 7, 2019

PROJECT: Spokane Sportsplex B19M0014PDEV
444 W Cataldo (Parcel 35181.4206)

To: Colin Anderson, Integrus Architecture
Cc: Dermott Murphy, Deputy Building Official, City of Spokane
Tami Palmquist, Associate Planner, City of Spokane

Dear Mr. Anderson,

The purpose of this Pre-Development Packet is to provide general information needed to meet Street Tree requirements in the City of Spokane. If the project includes planting, pruning (crown or roots), protecting or removing street trees then the information in this packet will assist you in meeting the requirements and avoiding delays in your project.

Urban Forestry also performs final landscape inspections for the interior of the property during the Certificate of Occupancy review. This includes making sure the landscape matches the approved design, and that design elements are installed in accordance with City of Spokane Municipal Codes. A licensed certified arborist is only required for the planting of street/public trees, but the planting standards and specifications are the same for interior trees, so please use the V-101 & V-102 as planting standards for all trees and shrubs on this site.

The documents included in this packet are as follows:

- Certified & Licensed Arborists in the City of Spokane
- Tree and Shrub Planting Details Diagram
- A Clear View: Vegetation & Traffic Safety Diagram
- Existing Sidewalk Retrofit Diagram
- Tree Protection Specifications
- Tree Grate Specifications

In addition, the documents below may be helpful to you as well and can be found at the corresponding websites:

Street Tree Permit Application available online at www.aca.spokanepermits.org
Approved Street Tree List available online at www.spokaneurbanforestry.org

Please pay particular attention to the following as these are the most common concerns:

1. Please use the City's standard tree and shrub planting details V-101 & V-102 (Attached)
2. No tree shall be planted within fifteen (15) feet of any driveway, alley, streetlight, utility pole, non-safety street sign (ex. parking, street name) or fire hydrant. No tree shall be planted within twenty (20) feet of a critical street safety sign (stop, yield, or pedestrian crossing). The potential placement

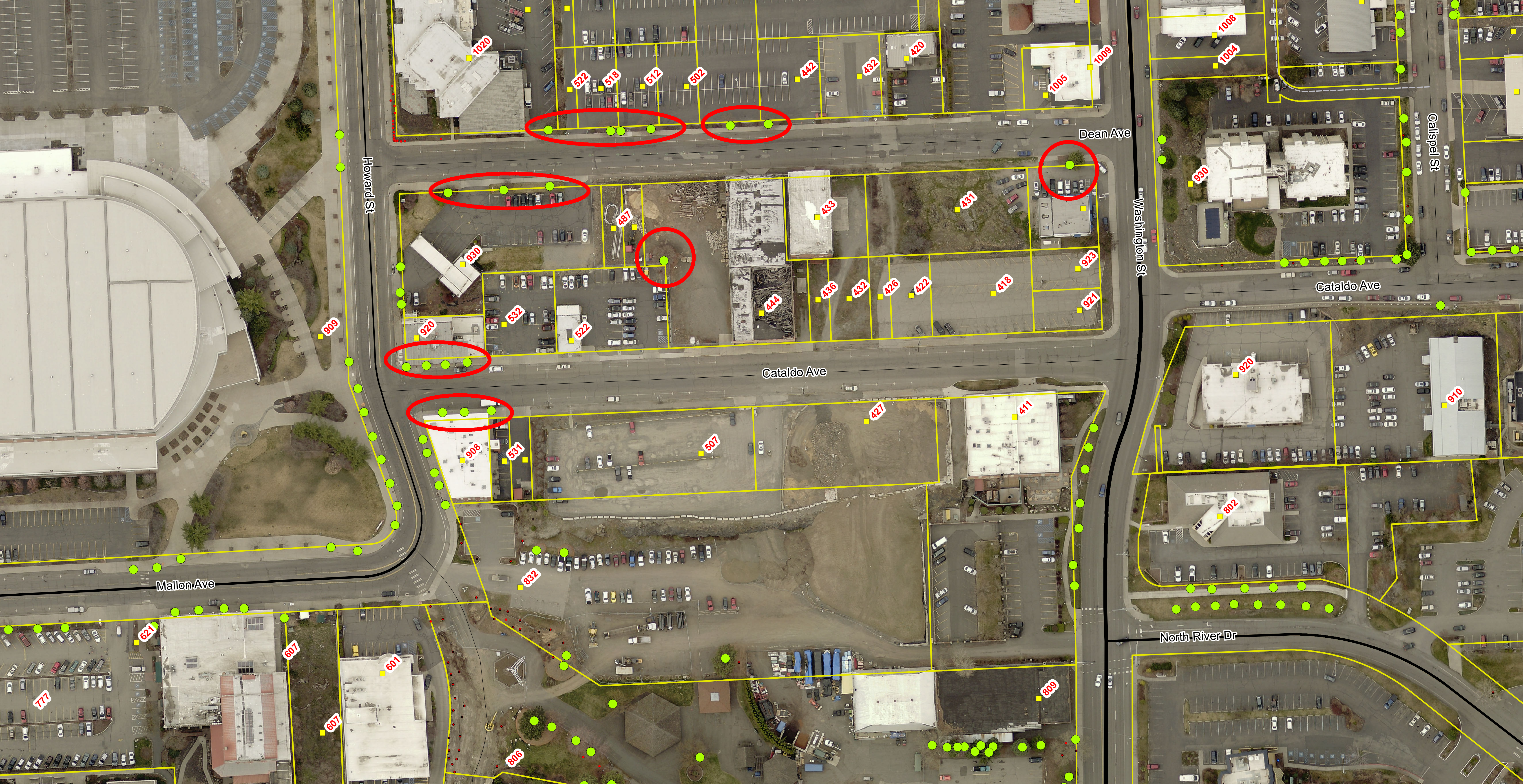
of street signs, street lights and utility poles shall be evaluated to lessen the conflict with the growth of existing street trees.

3. Any substitutions or revisions to the final approved plant schedule and planting plan must have written approval from Urban Forestry and the Landscape Architect prior to installation.
4. Please have a licensed Certified Arborist from the attached list submit a complete Street Tree Permit Application 10 days prior to tree work for this project.

The documents provided are also available on our website: www.spokaneurbanforestry.org or if you have any questions please contact Katie Kosanke at 509.363.5495 or kkosanke@spokanecity.org. Our intent is to provide guidance and assistance early in this process to ensure your project is successful; please do not hesitate to contact us.

Respectfully,

Katie Kosanke
Urban Forester, City of Spokane


Dean Ave
Howard St
Washington St
Calispel St
Cataldo Ave
Cataldo Ave
Mallon Ave
North River Dr
1020
522
518
512
502
442
432
420
1009
1005
1008
1004
930
487
433
431
923
921
418
422
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930
532
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909
920
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607
777
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809

CITY OF SPOKANE PARKS & RECREATION
URBAN FORESTRY

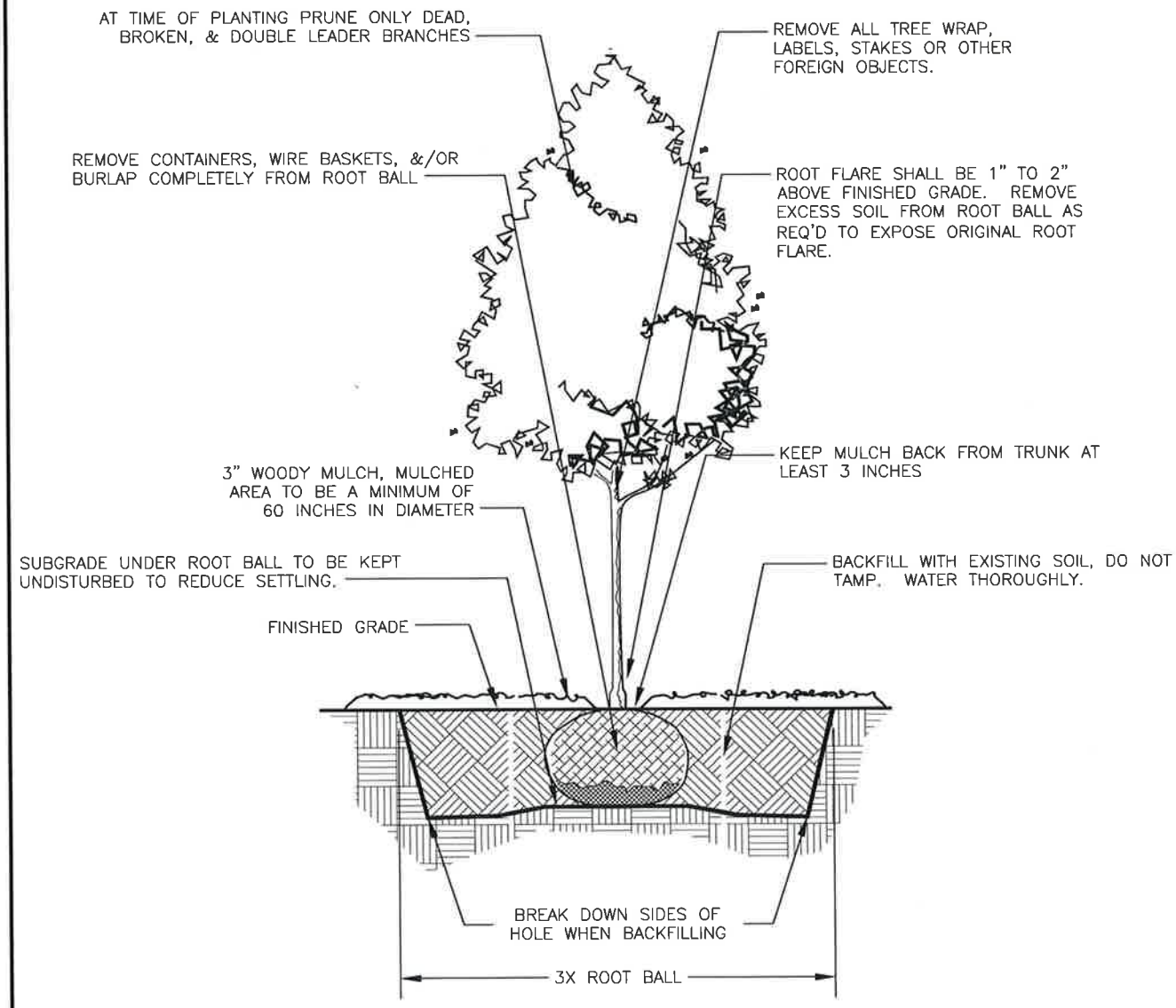
Certified & Licensed Arborists in the City of Spokane

www.spokaneurbanforestry.org

Company Name	Phone	Email/Website
A1 Tree Service*	509-623-0344	a1stumpremovalspokane@gmail.com
A.B.C. Consulting Arborists LLC*	509-953-0293	daniel@abcarborist.com
Aardvark Tree Service	509-891-7650	aardvarktree@live.com
Affordable Arborist Tree Care Inc	509-879-0577	evangeline_david@ymail.com
All Seasons Tree Service	208-660-7461	office@allseasonstreeservice.contractors
Aspen Landscaping Inc	509-993-3015	roxanneaspen@roadrunner.com
Bluebird Tree Care Inc*	208-651-3959	benlarsontree@gmail.com
Budget Arbor & Logging LLC	509-458-0838	mike@budget-arbor.com
C & C Yard Care Inc*	509-482-0303	chrisc@candcyardcare.com
Clearwater Summit Group Inc	509-482-2722	rnee@clearwatersummitgroup.com
Community Forestry Consultants Inc*	509-954-6454	cfconsults@comcast.net
Dan Dengler	970-401-0412	dandenglerlongboards@yahoo.com
Deep Roots Gardens & Landscaping	509-216-4835	christopher.re78@gmail.com
Dr. Spruce's Lore Axe LLC	208-659-2452	lincolnhammons@yahoo.com
Frontier Tree Service	509-487-8733	
Greenleaf Landscaping Inc	509-536-2885	Info@greenleafwa.com
Heindl Tree Care Inc*	509-475-9135	arborpaul@hotmail.com
Land Expressions	509-466-6683	frontdesk@landexpressions.com
Little Tree INW LLC	509-212-4972	clarkrjacob@gmail.com
Miller Tree Care LLC	509-981-4208	millertreecarellc@gmail.com
Northwest Plant Health Care, a division of F.A. Bartlett Tree Experts	509-892-0110	shogan@bartlett.com
Palms Tree Service & Landscaping	509-939-0460	darrenpalmer1@gmail.com
Pine Marten Tree Care	509-904-6345	loren@pinemartentreecare.com
Sam's Tree & Landscape LLC	509-217-0300	sam@samscapes.net
Selkirk Landscape Services	509-536-1919	selkirklandscape@gmail.com
Senske Services	509-891-6629	sjones@senske.com
Skyline Tree Service LLC	509-496-9793	crendall1@hotmail.com
Spirit Pruners*	509-979-3496	k@spiritpruners.com
Spokane Tree Pro	509-998-2771	spokanetreepro@gmail.com
Tall Tree Service	509-747-8733	talltreeservice@gmail.com
The DRB Company	509-701-3100	drbcompany@comcast.net
Treescapes Inc	509-992-8733	treescapes@roadrunner.com

*Currently qualified to provide Risk Assessments

~as of December 2018



NOTES:

1. TREES BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
2. ALL 'ADVENTITIOUS ROOTS' AND 'SUCKERS' SHALL BE PRUNED AWAY PRIOR TO PLANTING.
3. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
4. TREES NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.
5. LOCATIONS OF TREES TO MEET THE REQUIREMENTS OF DESIGN STANDARDS 3.5–2. ≥15 FT FROM DRIVEWAYS, ≥10 FT FROM DRAINAGE INLETS, ≥ 20 FT FROM DRYWELLS, NOT OBSTRUCT TRAFFIC SIGNS OR SIGHT TRIANGLES, AND 15 FT FROM UNDERGROUND UTILITIES
6. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS, ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE, AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACED.

APPROVED BY

ENGINEERING OPERATIONS MANAGER KYLE TWOHIG

PRINCIPAL ENGINEER, CONST. KENNETH M. BROWN, P.E.

ADOPTED:	2/1986
REVISED:	05/2015
SUPERSEDES:	04/2012
CHECKED BY:	SJS
SCALE:	NTS
REVISED BY:	MLD

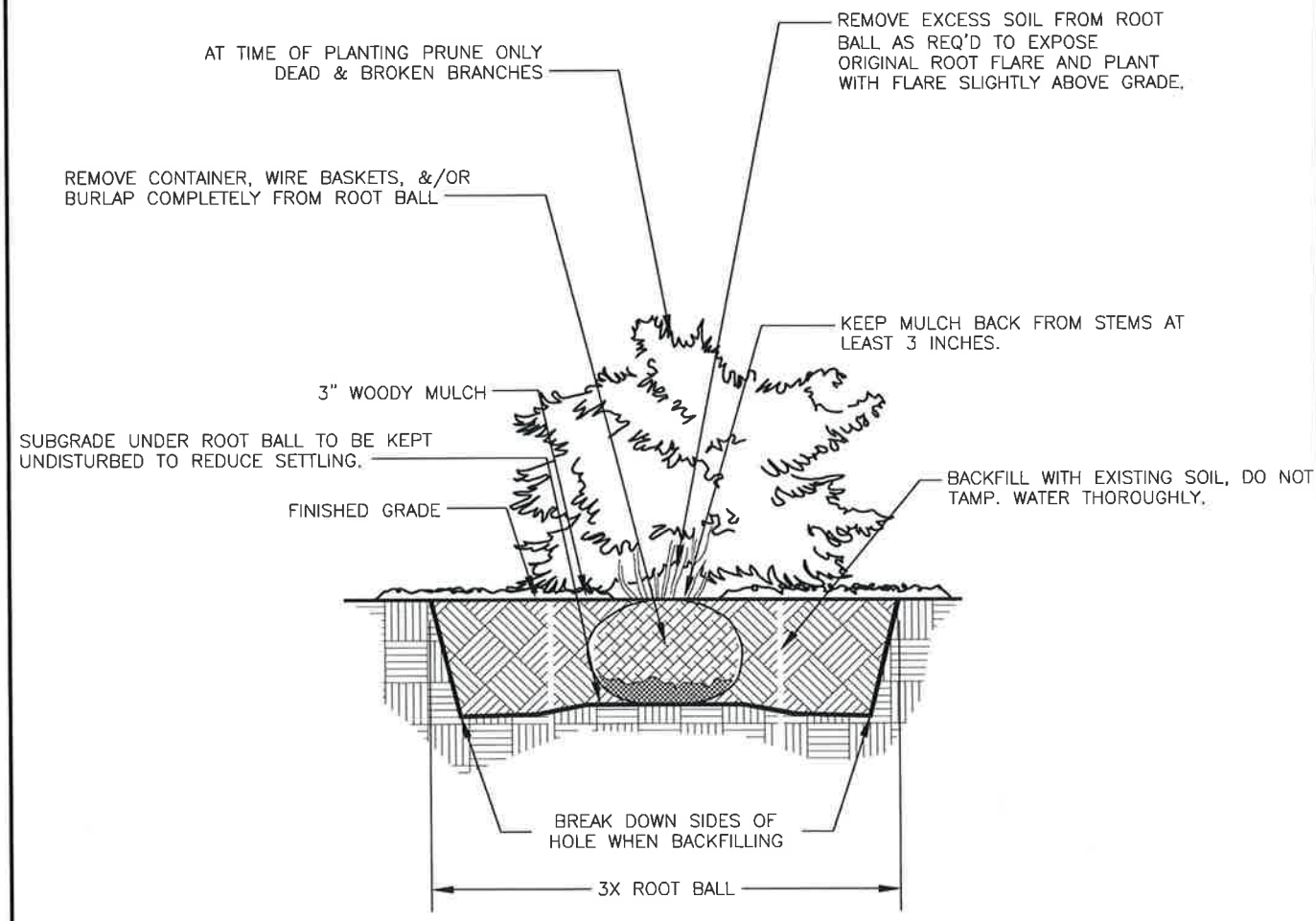
TREE PLANTING DETAILS

ALL TYPES, FORMS AND SPECIES

SPOKANE

ENGINEERING SERVICES
CITY OF SPOKANE, WASHINGTON

STANDARD PLAN No. **V–101**



NOTES:

1. SHRUBS BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
2. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
3. SHRUBS NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED SHRUBS WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.

APPROVED BY

ENGINEERING OPERATIONS MANAGER KYLE TWOHIG

PRINCIPAL ENGINEER, CONST. KENNETH M. BROWN, P.E.

ADOPTED: 2/1986
REVISED: 05/2015
SUPERSEDES: 04/2012
CHECKED BY: SJS
SCALE: NTS
REVISED BY: MLD

SHRUB PLANTING DETAILS

ALL TYPES, FORMS AND SPECIES

SPOKANE

ENGINEERING SERVICES
CITY OF SPOKANE, WASHINGTON

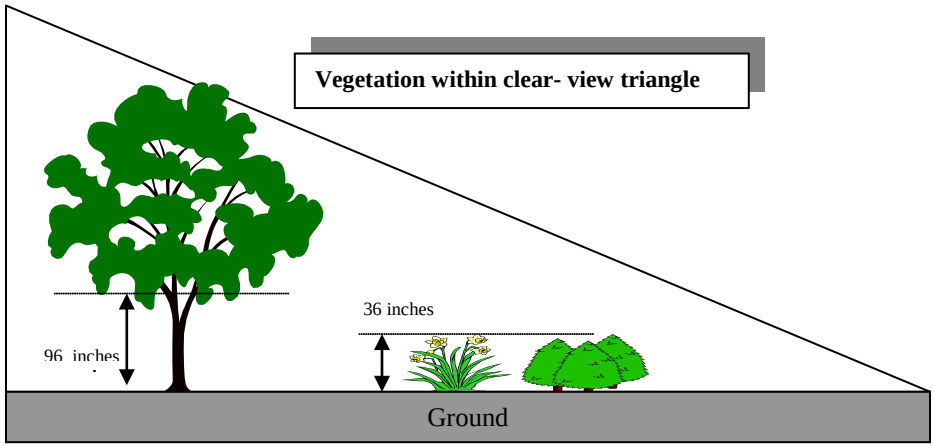
STANDARD PLAN No. **V-102**

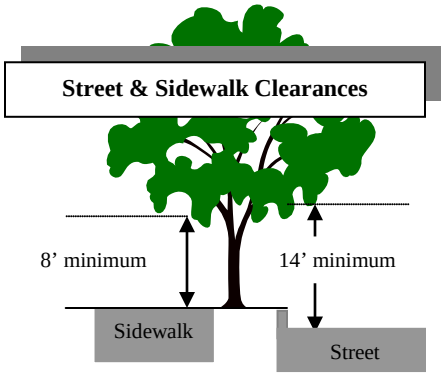
City of Spokane, Washington

A CLEAR VIEW: VEGETATION & TRAFFIC SAFETY

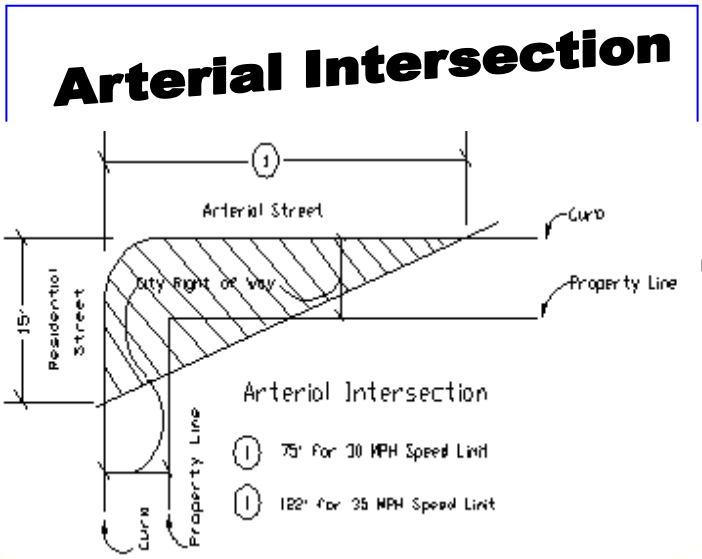
A way To Make Our Streets Safer:

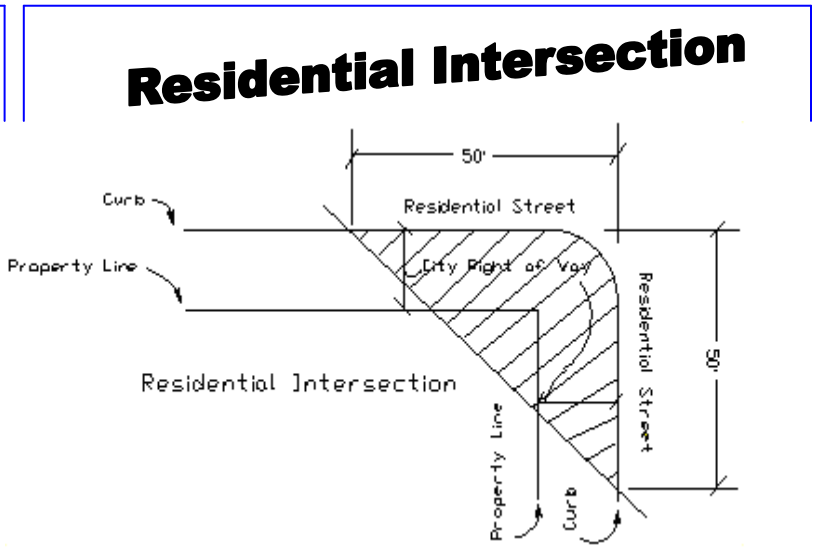
Overgrown vegetation impedes the safe flow of traffic when it blocks our view of traffic signs, pedestrians and other vehicles. If vegetation is blocking visibility in the street or an intersection, it is your responsibility as the adjacent property owner or resident to trim the vegetation. Below are the City vegetation standards as they apply to visibility.





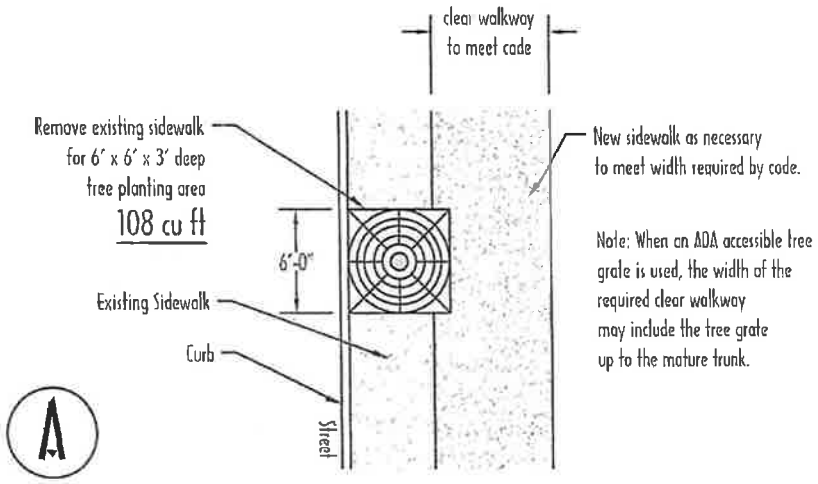
Types of Intersections (Diagonal Lines = Clear View Triangle):

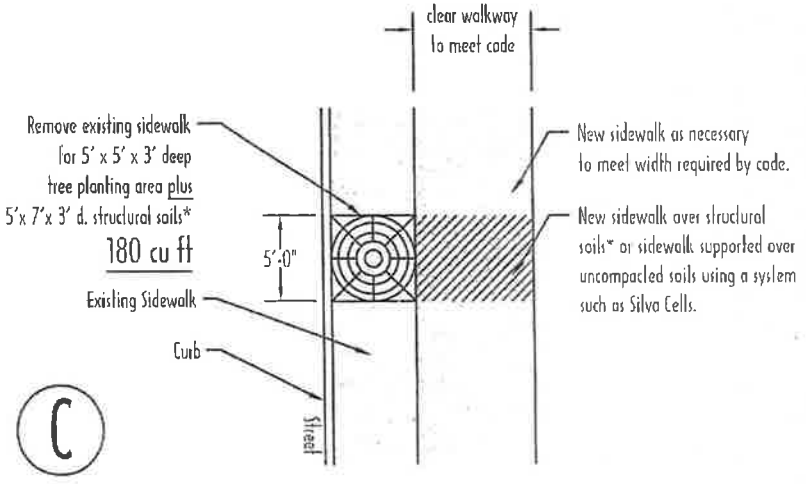


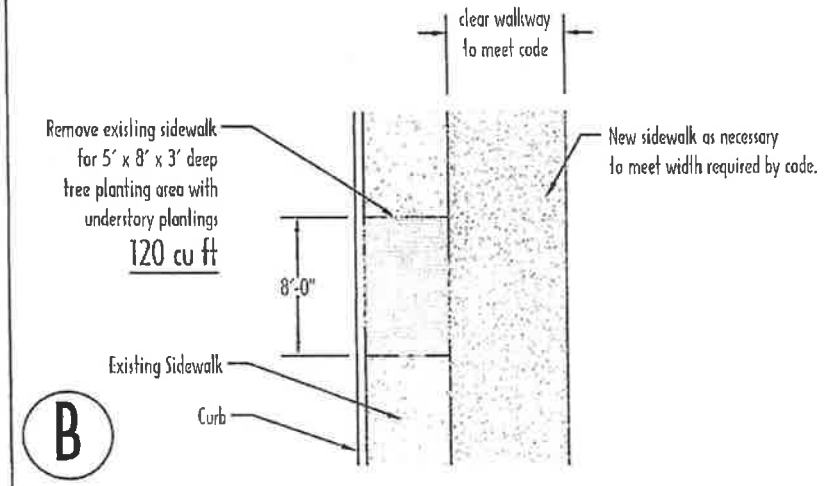


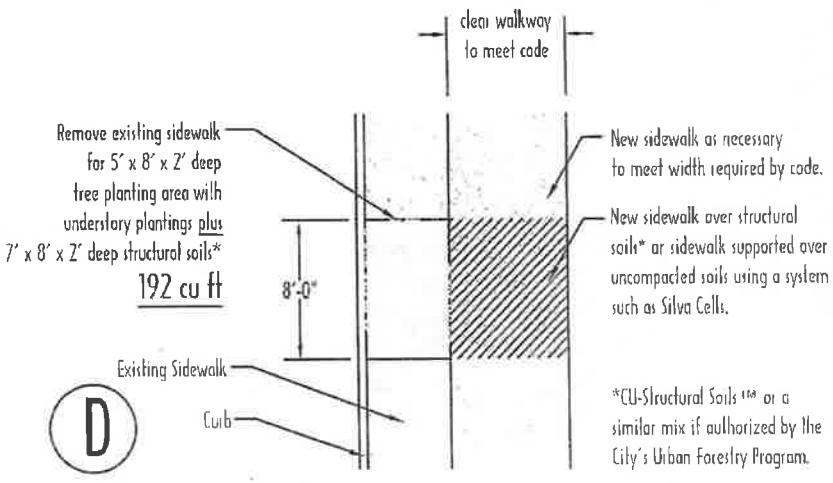
Visibility Standards:

	Description of Existing Vegetation	Vegetation Requirements	Reference in City Codes
1.	Shrubs/Hedge/Plants existing in Clear Triangle.	Trim Shrubs/Hedge/Plants to 36 inches in height.	17C.200.050
2.	Tree branches and any vegetation overhanging in Clear Triangle (no sidewalk).	Remove all tree limbs/vegetation existing from ground level to minimum height of 96 inches.	17C.200.050
3.	Tree branches and any vegetation overhanging sidewalk (in and outside Clear Triangle).	Remove all branches/vegetation existing from sidewalk level to minimum height of 8 feet.	12.02.0202
4.	Tree branches and any vegetation overhanging street (in and outside Clear Triangle).	Remove all branches/vegetation existing from street level to a minimum height of 14 feet.	12.02.0202









CITY OF SPOKANE

Existing Sidewalk Retrofit - Possible options to provide 100 cu ft of uncompacted soil for street trees.

Soil is a key factor for tree health but in an urban setting it's almost impossible to provide ideal soil volumes. The City of Spokane highly encourages building permit applicants to consider providing as much uncompacted soil as possible for trees, and requires at least 100 cu ft (max. 3' depth may be factored into volume). A permit is necessary to plant a tree in the public right of way; please contact the Urban Forestry Program at 363-5470.
Courtesy of the Urban Design Section of the Planning Services Department.

Tree Protection Specifications for Development in the City of Spokane

1. General

The City of Spokane's Municipal Code requires that tree pruning, planting, or removal work within the public right-of-way and on public property must be performed by a person or entity with a commercial tree license. (SMC 10.25.010)

Additionally, all tree pruning (crown or root) and tree removal work must be performed by an International Society of Arboriculture (ISA) certified arborist or certified tree worker. Tree planting must be directly supervised by an ISA certified arborist or certified tree worker.

The term "Contracted Arborist" shall be used in the remainder of this document to refer to the licensed tree company.

All equipment to be used and all work to be performed must be in full compliance with the most current revision of the American National Standards Institute Z-133-2017, or as amended.

2. Tree Protection Zone (TPZ)

For the purpose of protecting trees in the right of way during development, the contractor/developer may install the TPZ in accordance with the standards below.

The tree protection zone (TPZ) will either be determined in the field by Urban Forestry staff or established by the Contracted Arborist for approval by Urban Forestry staff prior to any excavation or work by the following method. The minimum TPZ shall be equal to the Critical Root Zone (CRZ) as defined by the International Society of Arboriculture (ISA): an area equal to 1 foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height or dbh). TPZ modifications may be made due to construction objectives and site infrastructure only with prior authorization by Urban Forestry staff.

Mulch: The area within the TPZ shall be mulched with 1-2 inches of untreated wood chips, leaving a 1 foot radius from the trunk free of mulching materials, unless otherwise pre-approved by Urban Forestry staff.

Water: All trees designated for protection shall receive 5-10 gallons of water per caliper inch every seven days throughout the construction period. The amount and frequency of irrigation may be adjusted as needed due to temperature fluctuations and site conditions.

CITY OF SPOKANE

Temporary Fencing: Install temporary fencing, 3' tall minimum, orange plastic construction fencing per manufacturer's specifications, located as indicated or outside the TPZ of trees to protect remaining vegetation from construction damage. Fencing must be maintained at all times during construction. Alternative or modified fencing material may be permitted with prior authorization by Urban Forestry staff.

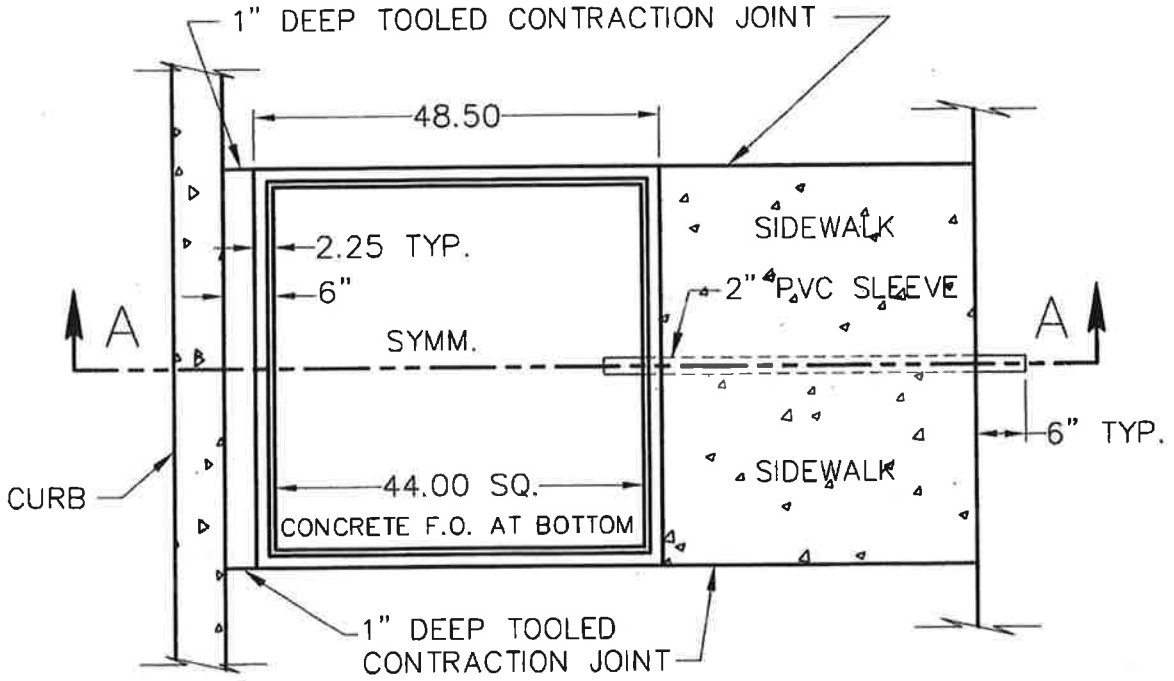
Removal of Hardscapes: Where equipment is necessary to remove hardscapes in proximity of a protected tree, construction personnel must exhibit due care to ensure no damage occurs to the existing roots. If roots are encountered in the demo area, consultation with Urban Forestry staff or a Contracted Arborist is required to determine best management practice to meet construction and tree preservation objectives.

Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials. Protect root systems from flooding, eroding, or excessive wetting caused by dewatering operations.

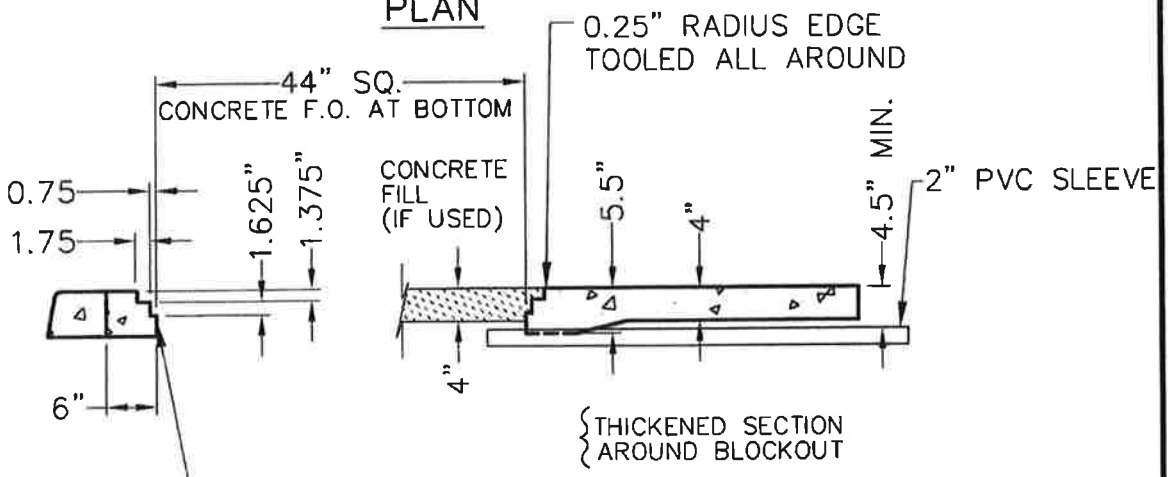
Do not store construction materials, debris, or excavated material within the TPZ of remaining trees. Do not permit vehicles or foot traffic within the TPZ; prevent soil compaction over root systems.

CITY OF SPOKANE

Back to Section F - TOC



PLAN



SECTION A–A

IMPORTANT !
APPLY PARTING COMPOUND TO ALL SURFACES OF OPENING PRIOR TO POURING THE CONCRETE FILL.

NOTE:
THE GRATE UNIT FOR THE TREE WELL SHALL CONSIST OF 2–GRATE SECTIONS. EACH GRATE SECTION SHALL MEASURE 24"X48"X1–1/4" AND BE CONSTRUCTED OF GRAY CAST IRON, CLASS 30 W/ A MINIMUM WEIGHT OF 150 LBS/SECTION OR 300 LBS/UNIT. EQUAL OR BETTER CORROSION RESISTANCE MATERIAL MAY BE SUBSTITUTED UPON PRIOR APPROVAL OF THE ENGINEER.

APPROVED BY

DIRECTOR, ENGINEERING SERVICES P. MIKE TAYLOR, P.E.

PRINCIPAL ENGINEER, DESIGN GARY S. NELSON, P.E.

ADOPTED: 11/1991
REVISED: 09/2010
SUPERSEDES: 10/1995
CHECKED BY: JAG
SCALE: NTS
DWG/REV. BY: DGB/SRM

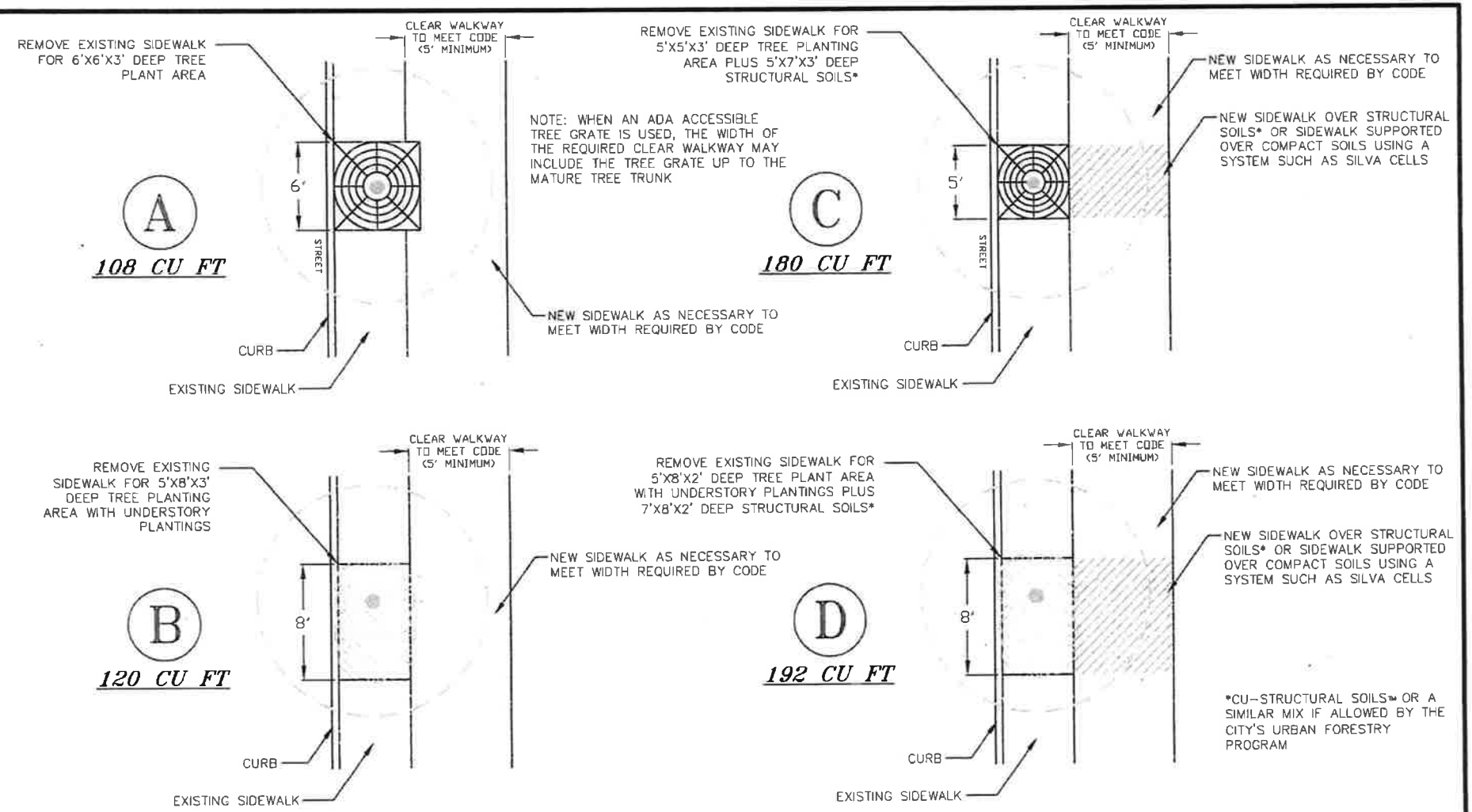
TREE WELL BLOCKOUT
FOR 48" X 1–¼" METAL GRATE

SPOKANE
ENGINEERING SERVICES
CITY OF SPOKANE, WASHINGTON

STANDARD PLAN No. F–107

Back to Agenda

Back to Section F - TOC



EXISTING SIDEWALK RETROFIT – POSSIBLE OPTIONS TO PROVIDE 100 CU FT OF UNCOMPACTED SOIL FOR STREET TREES.

SOIL IS THE KEY FACTOR FOR TREE HEALTH, BUT IN AN URBAN SETTING IT'S ALMOST IMPOSSIBLE TO PROVIDE IDEAL SOIL VOLUMES. THE CITY OF SPOKANE HIGHLY ENCOURAGES BUILDING PERMIT APPLICANTS TO CONSIDER PROVIDING AS MUCH UNCOMPACTED SOIL AS POSSIBLE FOR TREES, AND REQUIRES AT LEAST 100 CU FT (MAX 3' DEPTH MAY BE FACTORED INTO VOLUME). A PERMIT IS NECESSARY TO PLANT A TREE IN PUBLIC RIGHT OF WAY; PLEASE CONTACT THE URBAN FORESTRY PROGRAM AT (509) 363-5470. COURTESY OF THE URBAN DESIGN SECTION OF THE PLANNING SERVICES DEPARTMENT.

APPROVED BY	ADOPTED: 09/2010	EXISTING SIDEWALK RETROFIT OPTIONS FOR STREET TREE INSTALLATION	
DIRECTOR, ENGINEERING SERVICES P. MIKE TAYLOR, P.E.	REVISED: –		
PRINCIPAL ENGINEER, DESIGN GARY S. NELSON, P.E.	SUPERSEDES: –		
	CHECKED BY: JAG	SPOKANE ENGINEERING SERVICES CITY OF SPOKANE, WASHINGTON	STANDARD PLAN No. F-107A
	SCALE: NTS		
	DWG/REV. BY: MBM		

PRE-DEVELOPMENT CONFERENCE COMMENTS

1101 West College Avenue
Spokane, WA 99201-2095

509.324.1500 | TEL
509.324.1464 | TDD
www.SRHD.org

January 30, 2019

Colin Anderson
Integrus Architecture
10 S. Cedar St.
Spokane, WA 99201

Project Description: Spokane Sportsplex

Project No: B19M0014PDEV
Parcel No: 35181.4206
Location: 444 W. Cataldo
Health District Tracking No: SR5367

Spokane Regional Health District (SRHD) has completed a preliminary review of the above-referenced project. Based on the review, the following comments are offered for consideration by both the City of Spokane and the project sponsor prior to issuance of a building permit.

Food Safety Program Comments

The following items shall be submitted for review and determination of permit requirements for each retail space to be occupied by a food or beverage service establishment:

1. A complete set of project construction plans and specifications, including an equipment list and surface finish list, must be submitted for review and approval prior to issuance of the building permit. Food service establishment plans can be submitted in hard copy or electronically. If plans will be submitted in both formats, a statement must be included indicating either both sets are the same, or any differences must be itemized.

2. The final plan submittal shall include a plumbing plan showing all sinks and drainage, including the method used for indirect drainage of equipment such as ice machines, ice bins, dishwashers, produce preparation sinks, etc. as required by WAC 246-215-05410.

3. Lighting shall comply with WAC 246-215-06240 and 06340.

4. If the operation will include off-site catering, the final plan submittal shall include an equipment list and procedures for all off-site food transport, preparation, set-up and service. Catering includes the set-up and/or service of food at another location and requires a separate food establishment permit.

5. If the building will include windows or doors that remain open for ventilation or other purposes, the openings may be required to be protected against the entry of insects or rodents by providing screens, air curtains, or other effective means as required by WAC 246-215-06260.

6. A food menu and food preparation steps must be included in the plan submittal. Note: All necessary paperwork for obtaining a food service establishment permit can be obtained at https://srhd.org/programs-and-services/food-establishment-permits.

7. A written statement of intent as to method of refuse containment is to be provided, along with a description of how the containment will be maintained in a sanitary manner. The refuse containment area surface must be constructed of nonabsorbent material and shall be smooth, durable, and sloped to drain. Location, construction and maintenance of the refuse containment area shall comply with WAC 246-215 PART 5 Subpart E.

8. All areas used for storage of food products, single service items, utensils and equipment shall have surfaces that are smooth, durable and easily cleanable. Exterior storage structures (e.g., storage buildings for espresso operations) are subject to the same requirements and shall be pre-approved by the Health District prior to being located on the site.

9. A complete submittal must be received and approved prior to the Health District approving release of the building permit. A complete food service establishment plan submittal may take up to 14 days to review.

10. Once the project is complete and ready for inspection please contact the Health District at least three (3) days prior to the projected date of opening.

Liquid Waste/Water Program Comments

1. Public sewer is available, and the project is to be connected to it. No on-site sewage disposal system shall be established or maintained.
2. The public water system serving the area is available, and the project is to be connected to it. No on-site water source is to be established or maintained without approval from the local water purveyor.

Solid Waste Program Comments

1. All demolition/construction debris must be transported to a licensed solid waste disposal facility. No on-site burning or burying of debris will be allowed.

2. If the site of the proposed project requires fill or grading, and clean soil or rock are used, no action is required by the Health District. If the fill will include inert waste such as concrete or asphalt it shall not exceed 250 cubic yards without obtaining an inert waste landfill permit. Sites requiring an inert waste landfill permit shall comply with section 1.06.040 of the Spokane Regional Health District 2004 *Solid Waste Handling Standards*. Any other regulated solid waste placed on the site shall meet the requirements of the Spokane Regional Health District 2004 *Solid Waste Handling Standards*.

General

1. These comments are based on the project as proposed and reflect requirements in place at the time of submittal. There may be additional requirements at the time of formal application submittal if there have been changes to the proposal or revisions to the regulations have occurred since the original submittal.

2. The Health District is a separate reviewing agency from the Building Department. To assist in an efficient review of your project, please submit final project plans and all information requested in these comments directly to the Health District.

3. Plan review for projects that require a permit or approval from the Health District is billed at $130 per hour including time spent reviewing the project at the pre-application phase. Projects that are considered new construction (e.g., new structures, change of use, building additions, etc.) are charged a 1.5-hour minimum, to be paid at the time of plan submittal. Additional time spent reviewing plans and conducting pre-occupancy inspections is billed at the standard plan review rate of $130 per hour. **Plan review and pre-occupancy inspections for projects that begin construction without written Health District approval is charged at 1.5 times the standard hourly rate.** Review of submittals begins only after all required documentation and fees have been received.

Thank you for the opportunity to review your project. For general questions regarding these comments call 324-1582.

Sincerely,

Eric D. Meyer, R.S.
Technical Advisor
Environmental Public Health Division

EDM/lh

SPOKANE PUBLIC FACILITIES DISTRICT | LYDIG | integrus ARCHITECTURE | DAVIS | COFFMAN ENGINEERS | MW CONSULTING ENGINEERS | LAND EXPRESSIONS

SPOKANE SPORTSPLEX

Design Review Submittal - Recommendation Meeting | March 20, 2019

TABLE OF CONTENTS

There have not been any significant changes since the collaborative workshop. The following pages will outline the design approaches for the advisory recommendations.

PROJECT TEAM

Owner
Spokane Public Facilities District
720 West Mallon Avenue
Spokane, WA 99201

Design-Builder
Lydig Construction, Inc.
11001 E. Montgomery Dr.
Spokane, WA 99206

Civil Engineer
Coffman Engineers, Inc
10 N. Post Ste., Ste.500
Spokane, WA 99201

Landscape Architect
Land Expressions, LLC
5615 E. Day Mt Spokane Rd
Mead, WA 99021

Structural Engineer
Integrus Architecture
10S. Cedar Street
Spokane, WA 99201

Architects
Integrus Architecture
10 S. Cedar Street
Spokane, WA 99201

Davis Architects
120 23rd Street South
Birmingham, AL 35233

MEP
MW Consulting Engineers
222 Wall Street, Suite 200
Spokane, WA 99201

WINDOWS - BUILDING DESIGN, 17C.124.510

The applicant shall provide clarity on how the proposed design departure addresses the purpose statement for “Windows – Building Design, 17C.124.510”

- The purpose for this ordinance is to provide a pleasant, rich and diverse pedestrian-friendly experience at the sidewalk level. This is to encourage observation and viewing opportunities into the building as well as an interesting pedestrian environment.

- Design Approach:
    - As requested, we are seeking the design departure for the 2’-10’ requirement at Dean avenue, as this is within the 60 foot lot line designation. Full vacation of Cataldo and the park remove the other three sides of the building from needing to meet this requirement. The departure is due to the danger and safety hazards of implementing windows at a low level in a sports facility. The design approach is outlined below:

    - Integration of persons with disabilities: One factor of our sports complex will be inclusive and seek all levels of para-athletics. We hope to celebrate this in an interactive art display. One idea is to educate the community on para sport types and pioneers. The northeast corner and north side of our project are a perfect location to achieve this due to the widened sidewalk and also the ADA parking is located adjacent to the northeast corner of the fieldhouse. The images here show a quick study on how we can incorporate art and landscape into a pleasant pedestrian experience. We realize we are not allowing a view into the building, but this art can imply and create intrigue for what is happening inside.

PARK CONNECTION

The applicant is encouraged to continue working with the parks architect to resolve the pedestrian connection between the Riverfront Park North Bank project and the Sportsplex.

- The purpose of this advisory action is to make sure the projects read as one and work to extend the park experience. The intent is to connect the sportsplex to the river via the north bank project

- Design Approach:
    - Our landscape team, Land Expressions and the Parks landscape team, BWA, have had good interaction in looking at the connection. The design will implement “look out” points in the cascading stair to observe the playground and splash pad area below. Though we are not implementing a bike ramp up the bluff, we are improving upon current conditions, as there is no pedestrian connection currently. There is still a strong ADA connection through the promenade to Howard. The new design creates a wonderful split at the butterfly location to journey to either the arena or up to the sportsplex. Wayfinding will be important at this junction and signage will be provided at all non-accessible routes back to public sidewalks. We are investigating how to tie in the orange color of the Riverfront Park upgrades into this design. Green space is continued onto the bluff in a similar fashion that green space was continued into the Arena property.

NORTH-EAST ROCK OUTCROP INCORPORATION

VIEW FACING SOUTH

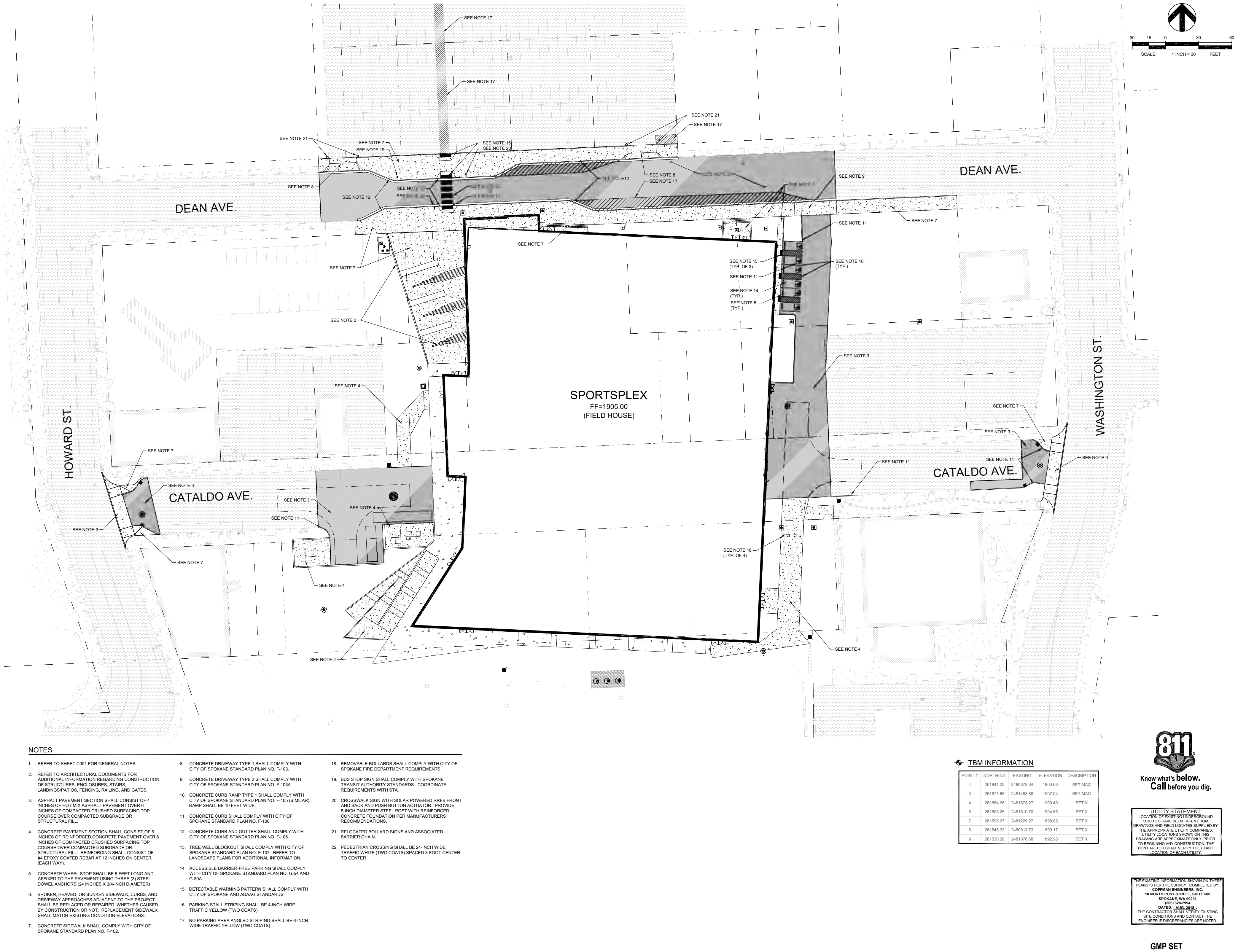
VIEW FACING NORTH

The applicant is encouraged to incorporate the indigenous basalt rock outcrop on the northeast corner of the site into the site design.

- The purpose of this advisory action is to encourage salvage of interesting site features.

- Design Approach:
  - Original design was to raze the entire pile for construction access and ADA parking. We have moved the parking adjacent to the building and we will be cutting out only 1/3 of the rock pile, the required amount for our 30’ fire access.

  - We have recently had conversations Randy Abrahamson with the Spokane Tribe, and our intent is to celebrate the basalt and plant indigenous groundcover that is significant to the tribe, with interpretive signage down at the Dean sidewalk level. The extent of this is yet to be determined.

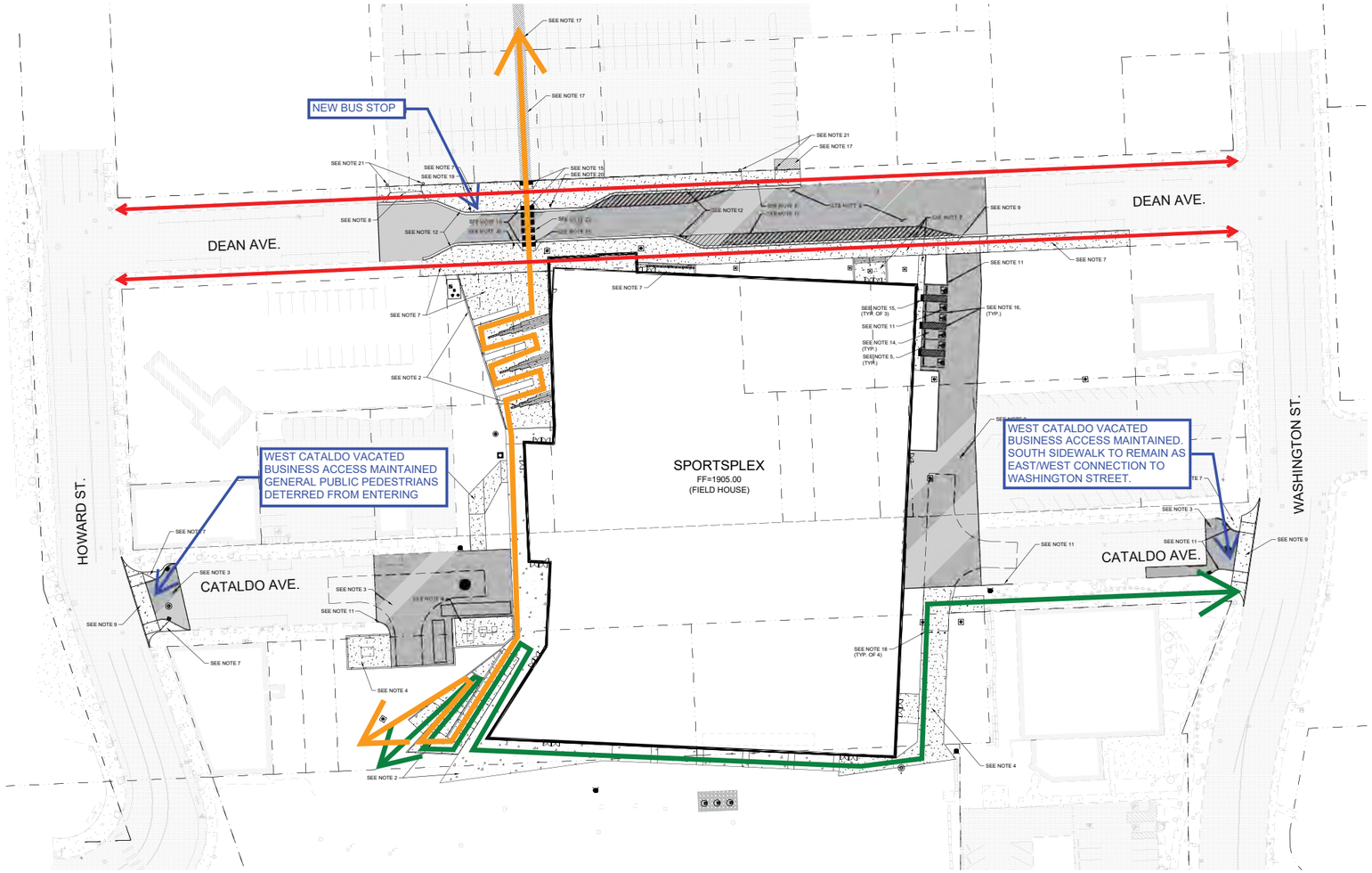


The applicant shall continue investigating stronger north-south pedestrian connections across Dean Avenue

- The purpose of the advisory action is primarily a safety concern during events.

- Design Approach:
    - Our revised site plan shows the mid-block crossing at Dean moved west to align with the main (north) entrance to the Sportsplex. The north drop-off zone has been moved east of the crosswalk. To address pedestrian safety with the relocated drop-off zone, the north concrete “bump-out” is expanded to the east to provide additional space between vehicles re-entering traffic and the crosswalk. Strategic landscaping is utilized along the north concrete “bump-out” between the street trees to funnel/ direct pedestrians only to the designated crosswalk and prevent block-wide pedestrian crossings from the parking lot. A “no-parking” striped pedestrian access is provided due north of the sidewalk across PFD Parking Lot “D” all the way to Gardner/Boy Scout Way. This provides a designated pedestrian pathway through the parking lot. A new bus stop is also provided at Dean Avenue, just west of the crosswalk. Currently, the STA route 11 bus travels west on Dean, turns north on Howard, east on Boone to the Lot “E” weekday park-and-ride, and south again on Washington. The Sportsplex project improves weekday Lot “E” park-and-ride commuter’s access to the park and downtown with these north/south connections.

24-7 PEDESTRIAN CIRCULATION



The applicant is encouraged to pursue full vacation of Dean Avenue and transference of east-west vehicular connectivity to a redeveloped Gardner Avenue.

- The purpose of this advisory action was related to action #4. It is to look at traffic flow and bicycle/pedestrian flow around the site and to encourage public transportation use.
- Design Approach:
  - The project team respectfully discourages this option. Maintaining Dean Avenue as a vehicular way achieves the following:
    - Vacating Cataldo reduces the number of trips to the Cataldo/ Washington intersection (hazardous). To accommodate the tenants at the 905 N Washington property (Homeland Security) on the corner of Cataldo and Washington, a driveway connection has been proposed from that building north to Dean. Vacating Dean/prohibiting vehicular traffic would inhibit this new, preferred route for those tenants with a significant number of trips to the west on Dean.

    - Vacating Cataldo increases the block-to-block length in the north/ south direction. To prohibit vehicle access on Dean would further increase the north/south block-to-block length in excess of 660 feet, which is strongly discouraged in the Spokane Comprehensive Plan.

- The Sportsplex creates a point of interest and a downtown destination without the creation of new parking lots. The Sportsplex promotes the use of under-utilized parking, most easily accessed from Dean Avenue (PFD Lot “D”).

- Maintaining Dean Avenue allows for a new bus stop to be established near the main entrance of the building. This promotes the use of public transit and brings riders directly to the Sportsplex.

- The project provides for 12-foot wide sidewalks with street trees along the Sportsplex frontage on Dean Avenue. This accomplishes many Complete Street goals, including infilling missing sidewalks. Traffic calming and pedestrian safety measures, such as curb bump-outs at a well-lit crossing and pedestrian crossing signs with rapid flashing beacons, are featured in the proposed design. Pedestrians are well accommodated on Dean Avenue while maintaining two-way vehicular traffic.

- The project provides drop-off lanes for the Sportsplex on both sides of Dean Avenue.

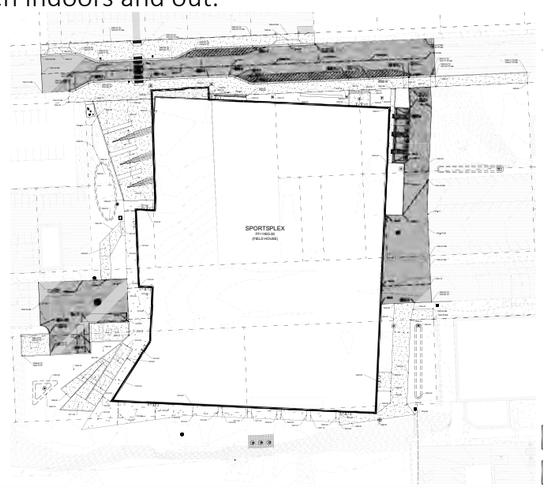
LANDSCAPE MATERIALS

The applicant shall provide clarity on site landscaping, lighting, site furnishings, and a materials palette.

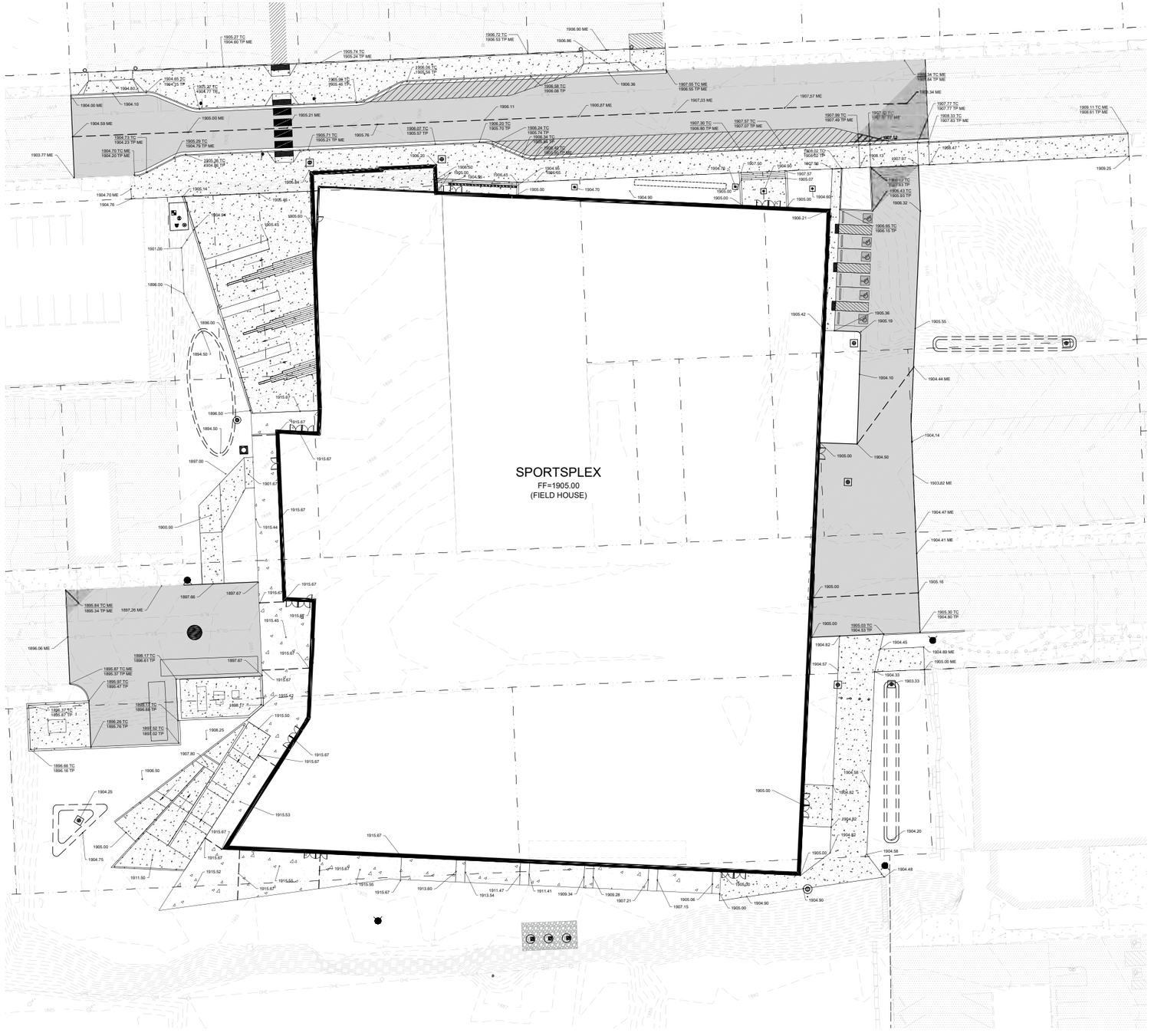
- This advisory action was to gather more information on our landscape ideas

- Design Approach:
  - PLANTINGS: Basalt rock outcroppings; the natural environment of The Columbia Plateau, will be embraced at The Sportsplex as indigenous. The existing basalt knob of rock will be planted with local native grasses, wildflowers, and woody shrubs which will also flow along the southern bluff adjacent to the building. Along the sidewalks in other areas, pedestrian friendly, drought tolerant ornamental plants will thrive and transition naturally into the cityscape. Serviceberry, Snowberry and Birchleaf Spirea will accent grasses studded with Coral Bells and Balsamroot, exposing visitors to the native plants of our area.

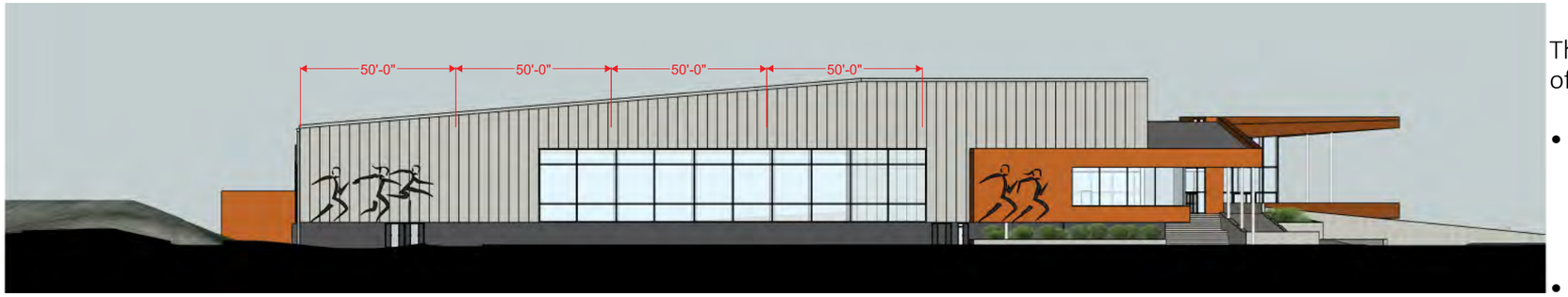
  - SITE FURNISHINGS AND LIGHTING: Approaching the building, the public will begin to experience the purpose and high-tech vision of The Sportsplex. Site furnishings, while reflecting materials from the building, will also with lighting elements, hint at the applied science and technology which will support athletes and the community. Lighting can be interactive and enjoyed as a locus of outdoor gathering, bearing a connection between indoors and out.



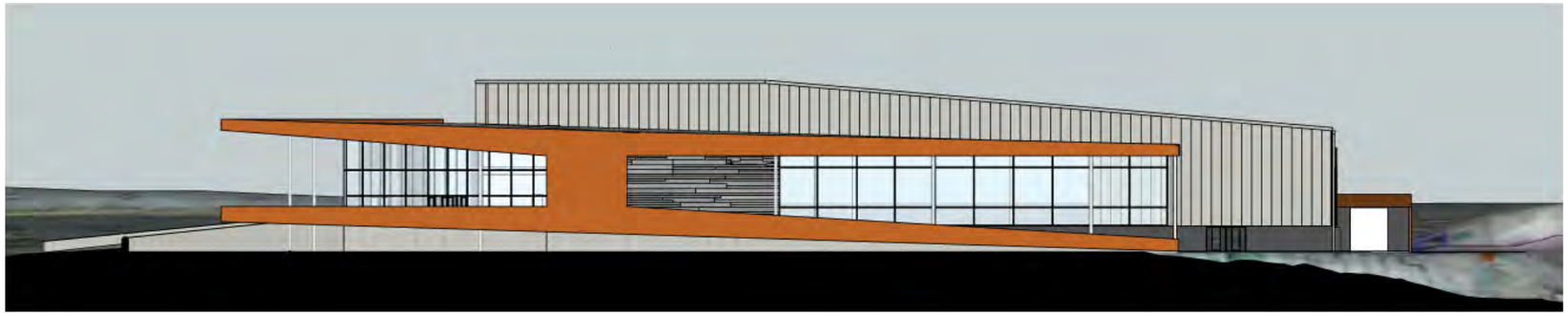
CONCEPTUAL GRADING PLAN



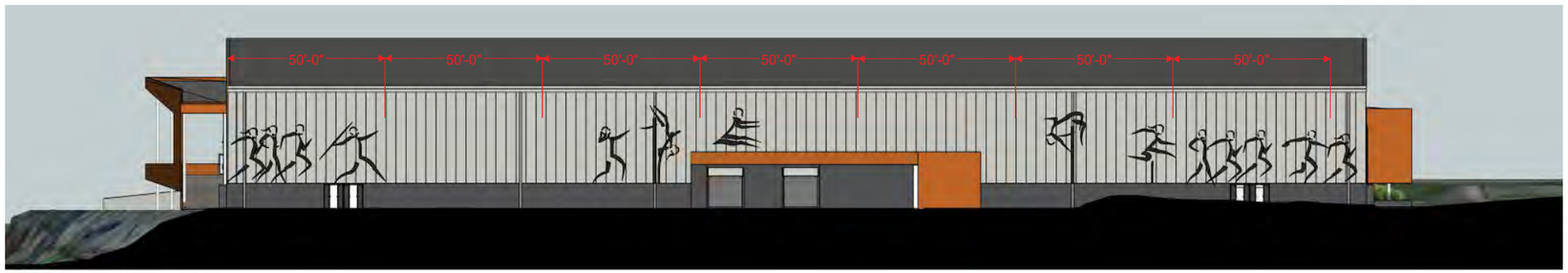
TREATING BLANK WALL, 17C.124.570



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

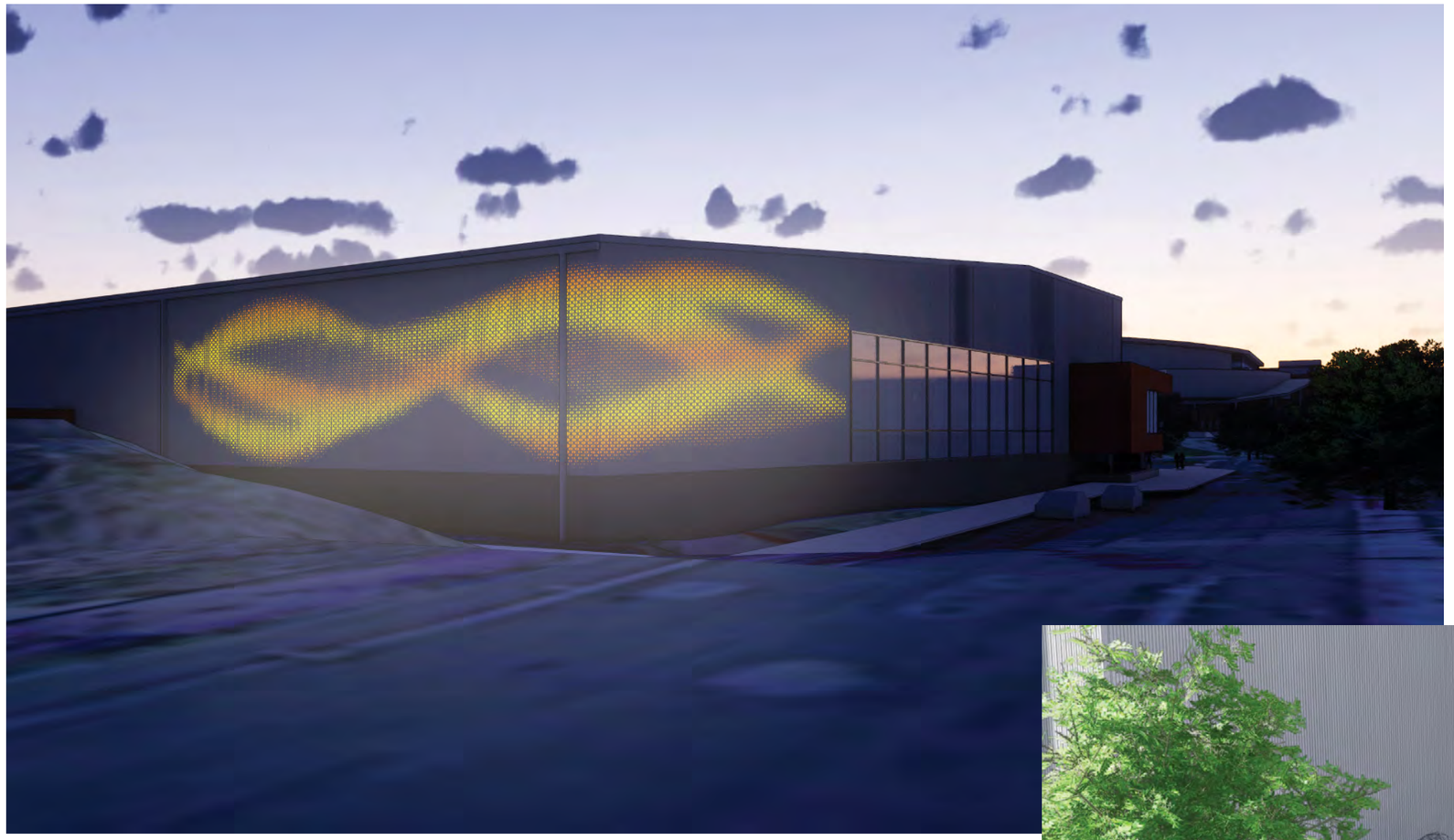
The applicant shall provide clarity on the articulation and design of facades over 50’ in length and Treating Blank Wall.

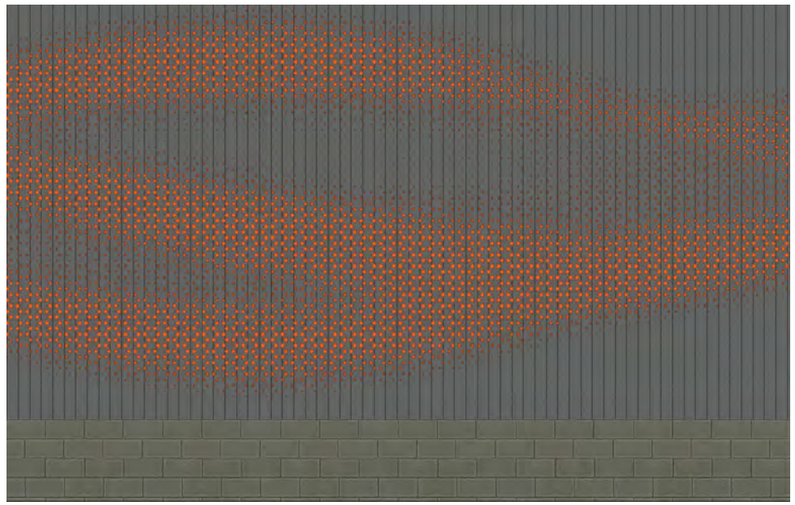
- The purpose of these two Ordinances is to reduce the massiveness of larger buildings by offsets, staggers, stepped rooflines, overhangs and other “mass diminishing” elements. Also, to provide visual interest on blank walls.

- Design Approach
  - Our building is well articulated on three sides. The large canopy/deck structure bends and slices around the building reducing the mass of the fieldhouse by using staggered rooflines and portions of staggered walls infilled with glazing elements. The northeast and east sides are addressing the mass issue by implementing an interactive art screen. This screen is intended to show the flow of nature and help strengthen the “Spokane: Creative by Nature” tag line. The initial concept of this art is a perforated screen with gradation elements that are back lit with dimming controlled lighting. The lights could be set to the teal and purple of the lilac city, or adjusted per event.

- To address the Blank Walls ordinance we will incorporate the following (4) elements:
  - Concrete and masonry plinth at wall base = we are implementing an 8 foot wall base
  - Projecting metal canopy = We have access doors at the center of the wall. These doors will have a metal canopy structure for weather protection
  - Lighting fixtures = We will be incorporating building lighting on this façade to help create visual interest at night
  - Artwork = see articulation portion above

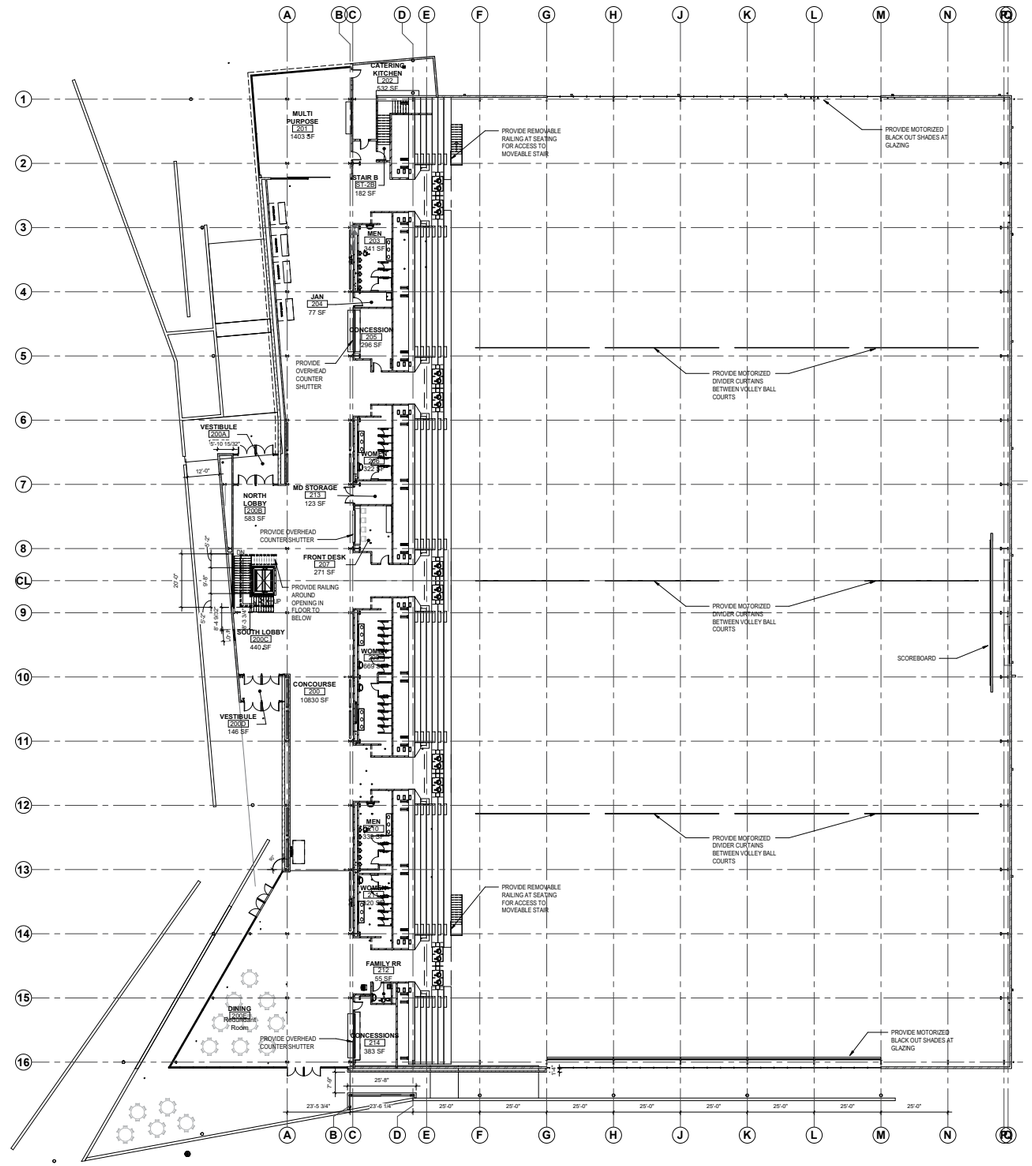
BUILDING ART



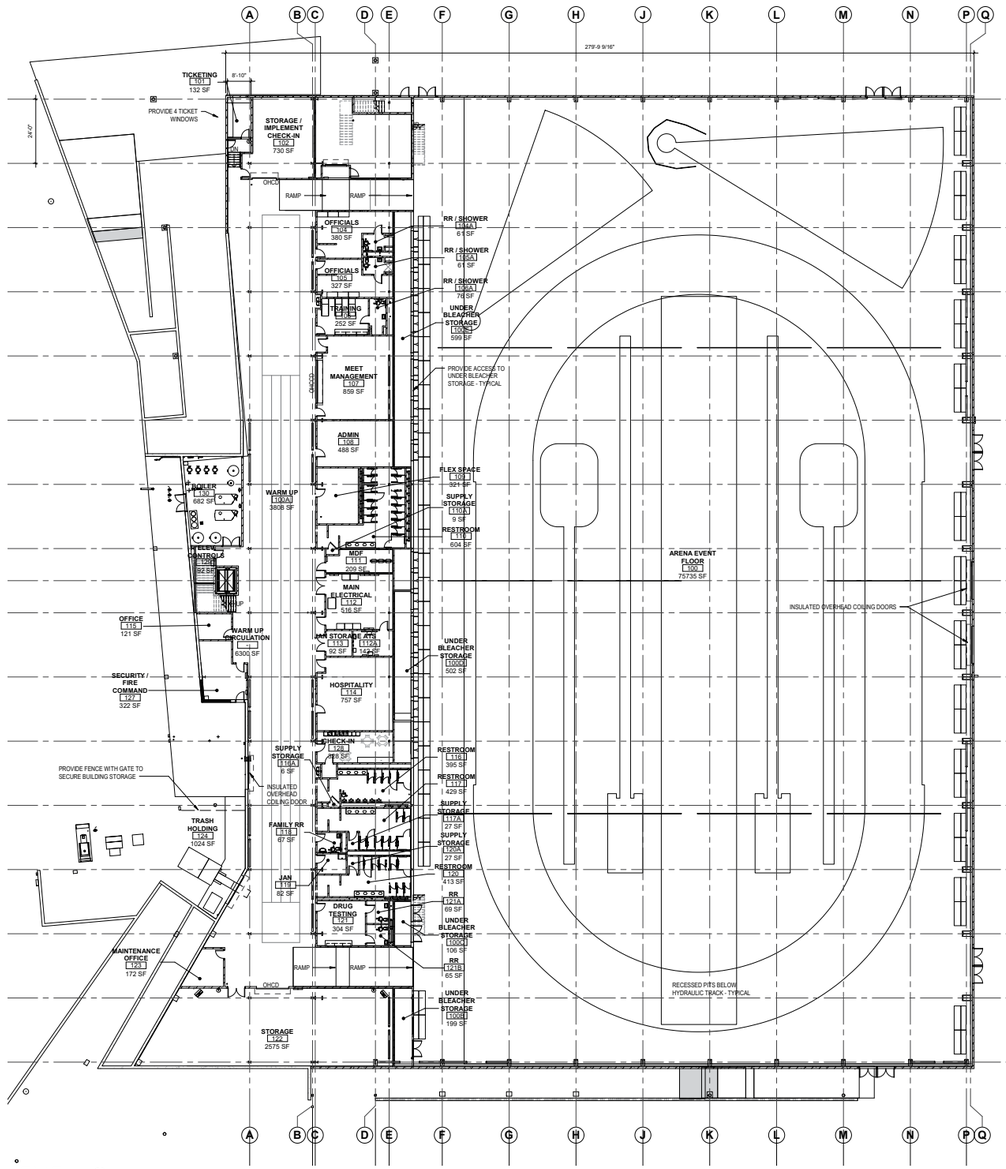


AXON SITE OVERVIEW

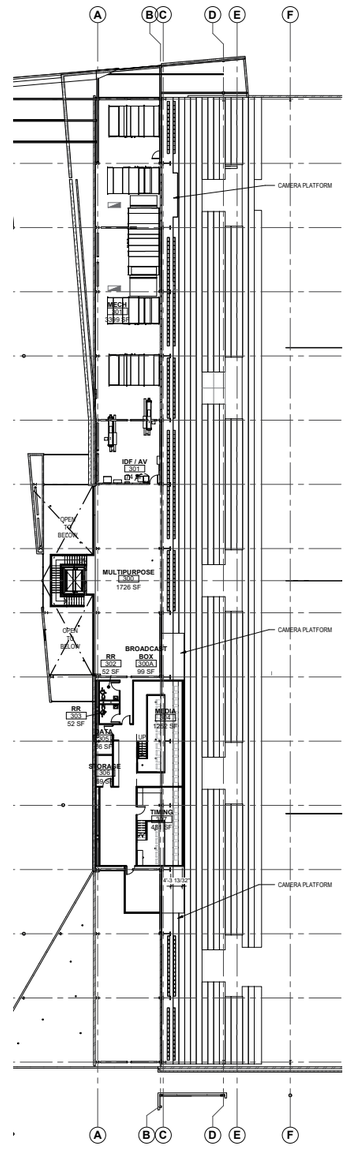
FLOOR PLANS



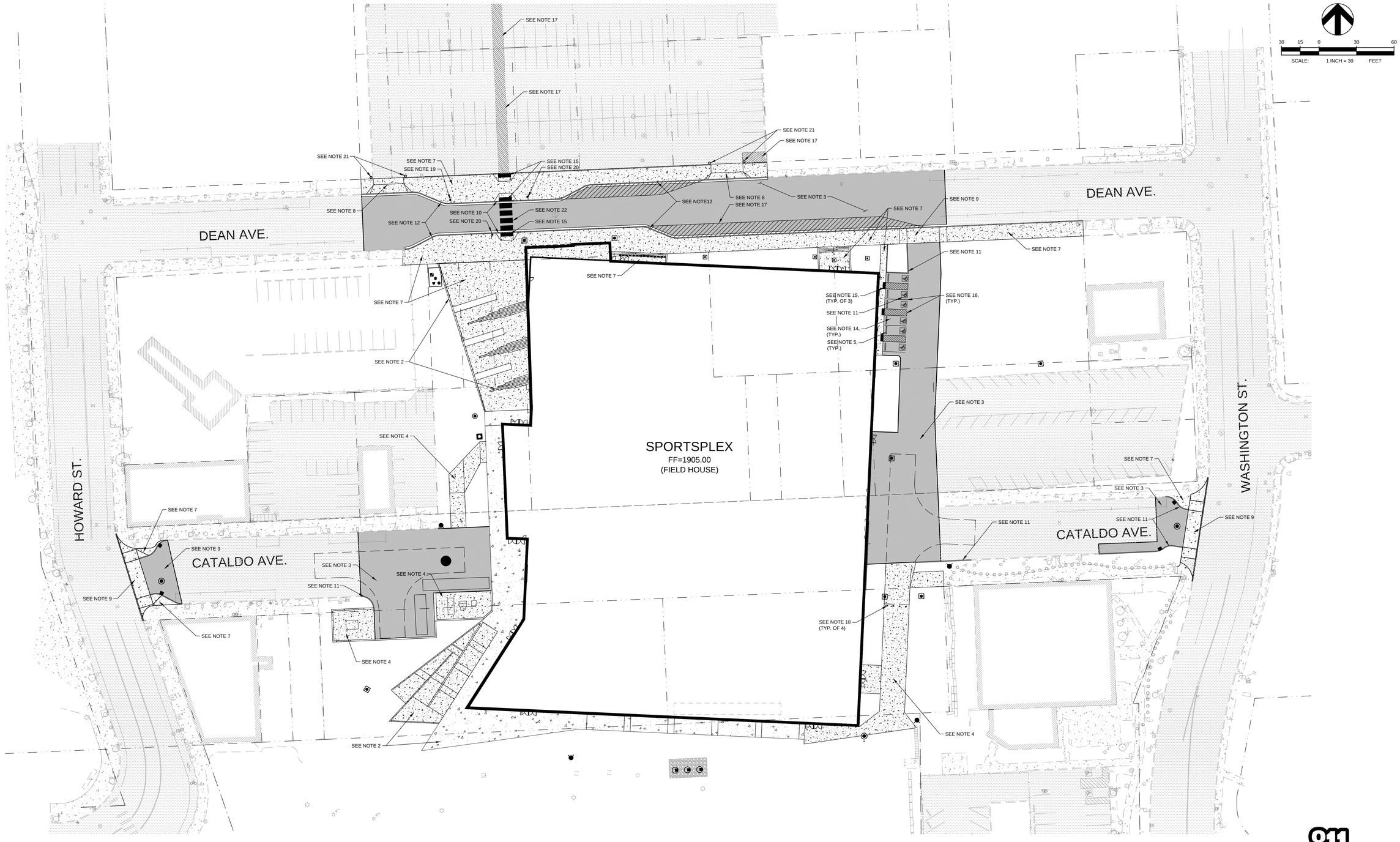
LEVEL- 1



LEVEL- 2



LEVEL- 3



NOTES

1. REFER TO SHEET C001 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STRUCTURES, ENCLOSURES, STAIRS, LANDINGS/PATIOS, FENCING, RAILING, AND GATES.
3. ASPHALT PAVEMENT SECTION SHALL CONSIST OF 4 INCHES OF HOT MIX ASPHALT PAVEMENT OVER 6 INCHES OF COMPACTED CRUSHED SURFACING TOP COURSE OVER COMPACTED SUBGRADE OR STRUCTURAL FILL.
4. CONCRETE PAVEMENT SECTION SHALL CONSIST OF 6 INCHES OF REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF COMPACTED CRUSHED SURFACING TOP COURSE OVER COMPACTED SUBGRADE OR STRUCTURAL FILL. REINFORCING SHALL CONSIST OF #4 EPOXY COATED REBAR AT 12 INCHES ON CENTER (EACH WAY).
5. CONCRETE WHEEL STOP SHALL BE 6 FEET LONG AND AFFIXED TO THE PAVEMENT USING THREE (3) STEEL DOWEL ANCHORS (24 INCHES X 3/4-INCH DIAMETER)
6. BROKEN, HEAVED, OR SUNKEN SIDEWALK, CURBS, AND DRIVEWAY APPROACHES ADJACENT TO THE PROJECT SHALL BE REPLACED OR REPAIRED, WHETHER CAUSED BY CONSTRUCTION OR NOT. REPLACEMENT SIDEWALK SHALL MATCH EXISTING CONDITION ELEVATIONS.
7. CONCRETE SIDEWALK SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-102.
8. CONCRETE DRIVEWAY TYPE 1 SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-103.
9. CONCRETE DRIVEWAY TYPE 2 SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-103A.
10. CONCRETE CURB RAMP TYPE 1 SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-105 (SIMILAR). RAMP SHALL BE 10 FEET WIDE.
11. CONCRETE CURB SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-106.
12. CONCRETE CURB AND GUTTER SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-106.
13. TREE WELL BLOCKOUT SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. F-107. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
14. ACCESSIBLE BARRIER-FREE PARKING SHALL COMPLY WITH CITY OF SPOKANE STANDARD PLAN NO. G-54 AND G-80A.
15. DETECTABLE WARNING PATTERN SHALL COMPLY WITH CITY OF SPOKANE AND ADAAG STANDARDS.
16. PARKING STALL STRIPING SHALL BE 4-INCH WIDE TRAFFIC YELLOW (TWO COATS).
17. NO PARKING AREA ANGLED STRIPING SHALL BE 6-INCH WIDE TRAFFIC YELLOW (TWO COATS).
18. REMOVABLE BOLLARDS SHALL COMPLY WITH CITY OF SPOKANE FIRE DEPARTMENT REQUIREMENTS.
19. BUS STOP SIGN SHALL COMPLY WITH SPOKANE TRANSIT AUTHORITY STANDARDS. COORDINATE REQUIREMENTS WITH STA.
20. CROSSWALK SIGN WITH SOLAR POWERED RRFB FRONT AND BACK AND PUSH BUTTON ACTUATOR. PROVIDE 5-INCH DIAMETER STEEL POST WITH REINFORCED CONCRETE FOUNDATION PER MANUFACTURERS RECOMMENDATIONS.
21. RELOCATED BOLLARD SIGNS AND ASSOCIATED BARRIER CHAIN.
22. PEDESTRIAN CROSSING SHALL BE 24-INCH WIDE TRAFFIC WHITE (TWO COATS) SPACED 3-FOOT CENTER TO CENTER.

TBM INFORMATION

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	261841.23	2480878.34	1903.66	SET MAG
3	261871.68	2481488.88	1907.04	SET MAG
4	261854.26	2481873.27	1909.40	SET X
6	261603.25	2481510.70	1904.55	SET X
7	261595.67	2481229.27	1898.88	SET X
8	261545.32	2480913.73	1890.17	SET X
9	261530.28	2481076.68	1892.98	SET X

Know what's **below.** **Call** before you dig.

UTILITY STATEMENT

LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
COFFMAN ENGINEERS, INC.
10 NORTH POST STREET, SUITE 500
SPOKANE, WA 99201
(509) 328-2994
DATED: AUG. 2018
THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

GMP SET

integrus ARCHITECTURE
10 SOUTH CEDAR, SPOKANE, WA, 99201
TELEPHONE (509)838-8661 FAX (509)838-2794

COFFMAN ENGINEERS
10 N. Post Street, Suite 500
Spokane, WA 99201
ph 509.328.2994
fax 509.328.2999
coffman.com
creativity | results | relationships

LASTING

SPOKANE PUBLIC FACILITIES DISTRICT
SPORTSPLEX

720 W MALLON AVE
SPOKANE, WA 99201

Date:	March 29, 2019
Job No.:	Proj #21834
Drawn By:	KCM
Checked by:	CJH

Revisions

#	Date	Description

OVERALL SITE PLAN

C301