



Spokane City Design Review Board

Wednesday, November 20, 2019

5:30-7:00 PM

First Floor Lobby Tribal Conference Room

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

- | | | |
|-------------|---|----------------|
| 5:30 - 5:40 | 1) Chair Report | Steven Meek |
| | 2) Secretary Report | |
| | • Update on New Design Guidelines process | Dean Gunderson |

Board Business:

- | | | |
|-------------|---|----------------|
| 5:40 – 5:45 | 3) Approve the November 13th minutes . | Steven Meek |
| | 4) Old Business | |
| | 5) New Business | Dean Gunderson |
| | • Additional Call for Nominations | |
| | 6) Changes to the agenda? | |

Workshop:

- | | | |
|-------------|---|------------------|
| 5:45 – 7:00 | 7) Collaborative Workshop for Riverside Commons | Taylor Berberich |
| | • Staff Report..... | 5-10 m |
| | • Applicant Presentation..... | 10-15 m |
| | • Reserved for Public Comment (3 m ea.)..... | 20 m |
| | • Board Discussion and Advisory Action(s)..... | 30 m |

Adjournment:

The next Design Review Board meeting is scheduled for December 11th, 2019.

The password for City of Spokane Guest Wireless access has been changed:

Username: COS Guest

Password: 86Xa3a5X

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or jjackson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

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) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; 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 Draft

November 13, 2019

City Council Briefing Center

Meeting called to order at 5:32 PM by Dean Gunderson

Attendance:

- *Board Members Present:* Anne Hanenburg, Grant Keller, Ted Teske, Mark Brower, Chuck Horgan, & Chuck Schmidt
- *Board Members Not Present:* Kathy Lang (Vice- Chair & CA Liaison) Steven Meek (Chair)
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop, Tirrell Black, Chris Green, Heather Trautman, Nate Gwinn

Public Comment:

- **None**

Briefing Session:

Chair Report - Steven Meek was absent

- None

Secretary Report - Dean Gunderson

- Update on new Design Guidelines process. Informal requests for proposals went out, and the deadline for submission is November 22nd. We've been advised by the City Administrator that new contracts need to be executed prior to November 30th, due to the transition of the administration.
- Chad Schmidt was introduced as the newest member of the Design Review Board. He is an architect with NAC, filling the Urban Designer board position.
- The Maintenance & Operations building for the North Bank Playfield was discussed, and 11"x17" copies were shared with board members.

Board Business:

Approval of Minutes: Minutes from the **October 23, 2019** meeting approved unanimously.

Old Business:

- None

New Business:

- A new chair will need to be elected by the end of this year. Per code, it will be conducted by paper ballot. Dean will take nominations and prepare the ballots for the next meeting.
- Dean reviewed substitute meeting dates chosen by board members due to the holidays.
Chosen dates:
 - November 20th will replace the November 27th cancellation
 - December 18th will replace the December 25th cancellation
 - January 15th will replace the January 8th cancellation

Changes to Agenda:

- None

Workshops:

1. Collaborative Workshop for **Collaborative Workshop for Shaw Middle School, On-Track Academy, and Hillyard Branch Library**
 - Staff Report: Taylor Berberich
 - Applicant Presentation: Mark Dailey & Ty Miller (Integrus Architecture), Greg Forsyth (Spokane Schools), Andrew Chanse (Spokane Public Library)
 - Questions asked and answered

- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the November 13, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Neighborhoods

1. The board encourages the applicant to work with relevant approval authorities to secure funding for pedestrian improvements along Cook Street to provide pedestrian emphasis, traffic calming, and connectivity to the Northeast Community Center.

Please see the following Comprehensive Plan Goals and Policies: LU 6.5 Schools as a Neighborhood Focus, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and N 4.5 Multimodal Transportation.

2. Should funding for Cook Street improvements not be procured, the applicant shall provide detail of pedestrian pathways north to Rich Street.

Please see the following Comprehensive Plan Goals and Policies: LU 4 TRANSPORTATION, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections.

3. The applicant is encouraged to provide additional detail and design to support pedestrian connectivity between the new enhanced bus stop (near the Empire and Cook intersection) and the library, as well as the Newtech and On-Track facilities.

Please see the following Comprehensive Plan Goals and Policies: LU 4 TRANSPORTATION, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.5 Multimodal Transportation, and N 4.6 Pedestrian and Bicycle Connections.

Site

4. The applicant is encouraged to provide buffering between the SPS facilities parking lot and the bus route service drive.

Please see the following Comprehensive Plan Goals and Policies: LU 5.2 Environmental Quality Enhancement, TR GOAL A: PROMOTE A SENSE OF PLACE, and DP 2.15 Urban Trees and Landscape Areas.

5. The applicant is encouraged to continue the warmth expressed in the architecture through to the landscape, in order to further provide a sense of security and comfort to students and patrons.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, DP 1.2 New Development in Established Neighborhoods, DP 2.15 Urban Trees and Landscape Areas, and N 5.3 Linkages.

6. The applicant shall provide clarification into the circulation through and around the bus drive aisle, particularly in regards to the parking at the east end of the drive aisle.

Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, and TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY.

7. The applicant shall show pedestrian connections through the parking lots in accordance with the Spokane Municipal Code Institutional Design Standard 17C.110.540 Pedestrian Connections in Parking Lots.

Grant Keller moved to accept the advisory actions as written. Anne Hanenburg seconded; Motion Approved Unanimously (6/0 - Acting Chair abstained from vote).

2. Collaborative Workshop for **Update on South University District Subarea Plan**

- Staff Report: Tirrell Black & Chris Green
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 8:09 PM

Next Design Review Board Meeting scheduled for Wednesday, November 20, 2019

Riverside Commons

1 - Program Review/Collaborative Workshop

Design Review Staff Report

November 14, 2019


Staff:

Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

Neighborhood & Planning Services

808 W. Spokane Falls Blvd.

Spokane, WA 99201

Planning & Development Services Department

Applicants:
Mike Stanicar, Bernardo Wills Architects
509-838-4605Blackfish Investments
1425 North University Ave
Provo, Utah 84604
Blackfishinvestments.com

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 new buildings or structures within the central area on the Downtown Design Review Threshold Map greater than 25,000 square feet 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**

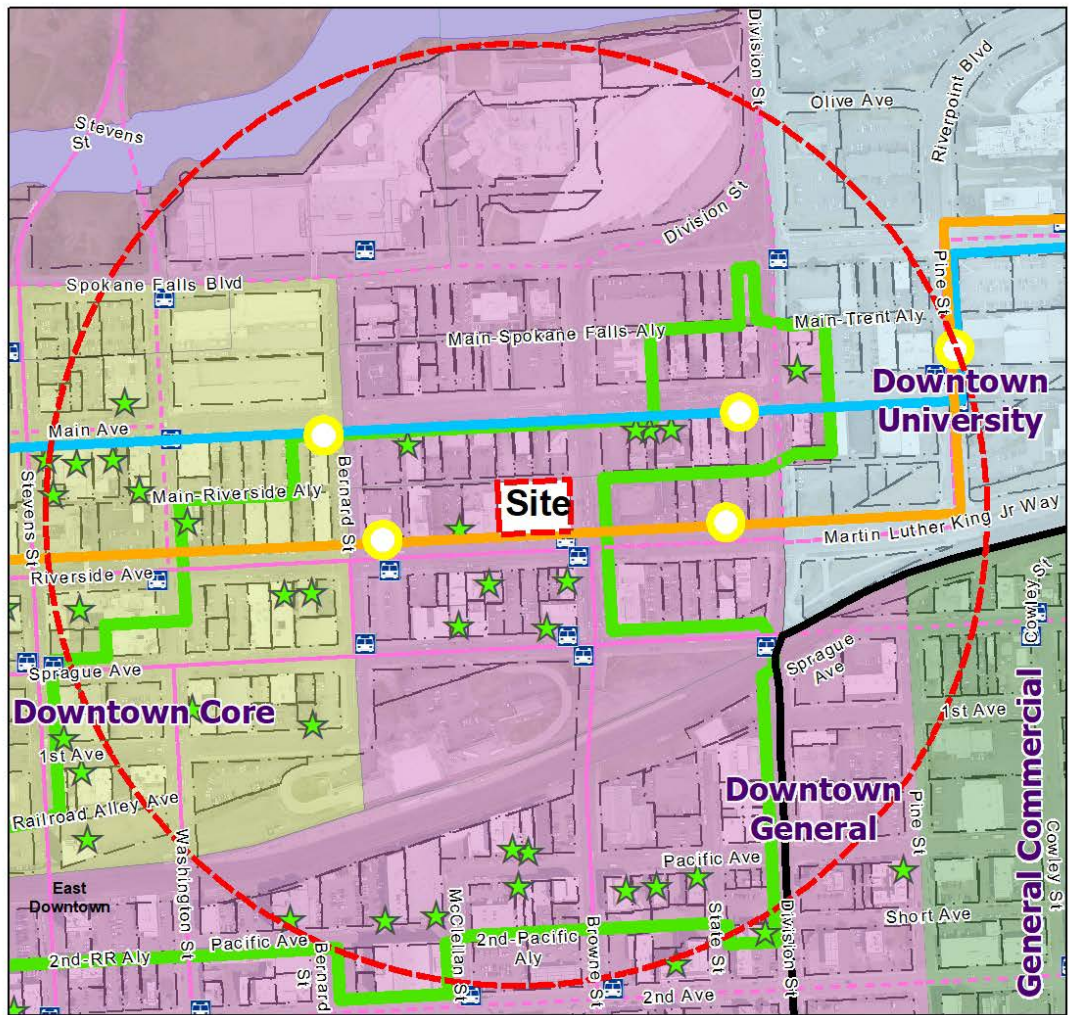
Recommendations.

Recommendations of the Design Review Board will be forwarded to the Planning Director and the chair of the Riverside neighborhood council.

Project Description

Please see applicant's submittal information.

Location & Context



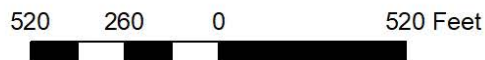
RIVERSIDE COMMONS- 1/4 MILE RADIUS

Legend

City Zoning

| | | | |
|--|---------------------|--|-------------------|
| | General Commercial | | Historic Property |
| | Downtown Core | | STA Bus Stop |
| | Downtown General | | STA Bus Route |
| | Downtown University | | Historic District |

- Central City Line- Stop
- Central City Line- Eastbound
- Central City Line- Westbound



The site is zoned downtown general and is comprised of two parcels within the Riverside neighborhood council. The first parcel is addressed as 206 W. Riverside Ave and the second as 214 W Riverside Ave. The Spokane Fire Department (Station #1) is located to the east across Browne St. There are 32 historic structured located with a ¼-mile of the subject site, including the Richardsonian Delaney/Realty Building (Albert Held architect, 1912), Salvation Army Building (Archibald Rigg architect, 1921), and Saffron Building (1909) located on the same block (to the west of the site). To the south of the site (across Riverside Avenue) is the National Hotel (1905), and the Mearow Block of buildings (1904 - 1913). The parcels are within the East Downtown historic district, however the site itself is not on the registry.

The site is immediately adjacent to the West Main Character Area, though it would not be subject to the area's design guidance.

There are two major transit routes to the south – the proposed STA Central City Line (eastbound) will run along Riverside and will have stations roughly equidistant east & west from the site near the Bernard and Division intersections – and roughly in the same east/west locations for the westbound route, running one block to the north on Main Avenue. In addition, eight STA bus routes run along Riverside – the 25 (Division), the 26 (Lidgerwood), the 28 (Nevada), the 29 (SCC), the 74 (Mirabeau/Liberty Lake), the 172 (Liberty Lake Express), the 173 (VTC Express), and the 190 (Valley Express).

Character Assets



RIVERSIDE COMMONS- SITE CONTEXT

Legend

Complete Streets

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

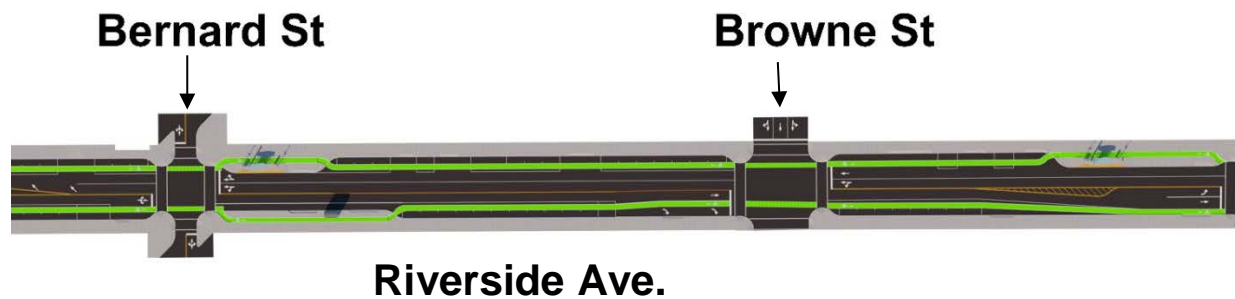
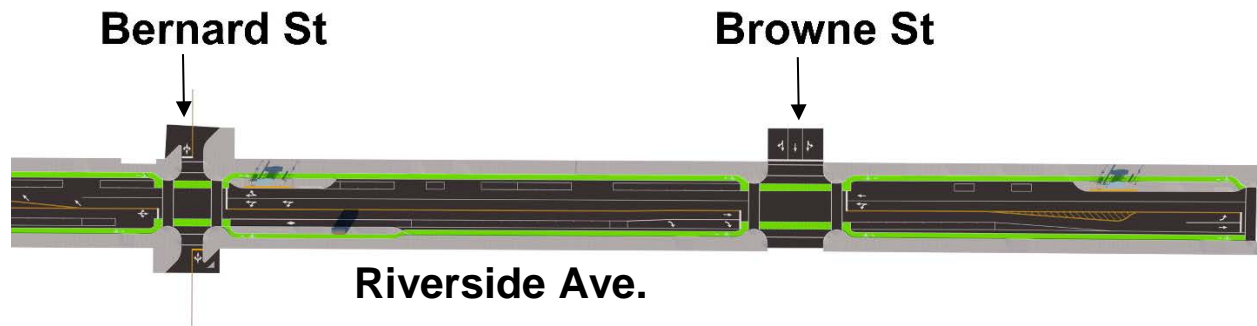
- Character Areas
- Tree Inventory
- ★ Historic Property

50 25 0 50 Feet



Riverside Avenue is designated as a type II complete street or “community connector.” Browne Street is a type III complete street, or “city-regional connector.” The site falls just south of the East Downtown Character Area, and there are four city-owned trees along Riverside Avenue to the south of the site.

The image below indicates the two possible configurations for the proposed Riverside Avenue improvements, both of which indicate new cycle tracks. These cycle tracks are part of the larger existing and proposed bike network.



Regulatory Analysis

Zoning Code Requirements

The site is zoned Downtown General. 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.

Project of City-Wide Importance report attached at the end of this document

Downtown Design Standards

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code “design standards” if the board recommends that the proposed solution is equal or better than what is required, and still meets the purpose of the standard.

Section 17C.124.500 Downtown Design Standards Implementation:

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.580 follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. 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 relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

City of Spokane Comprehensive Plan [Comprehensive Plan link](#)

CHAPTER 3: LAND USE

LU 2 PUBLIC REALM ENHANCEMENT

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

LU 3.8 Shared Parking: Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.

LU 4 TRANSPORTATION

LU 4.4 Connections: Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

LU 5 DEVELOPMENT CHARACTER

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 5.5 Compatible Development: Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

CHAPTER 4: TRANSPORTATION

TR GOAL A: PROMOTE A SENSE OF PLACE- Promote a sense of community and identity through the provision of context-sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city.

TR GOAL B: PROVIDE TRANSPORTATION CHOICES- Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices.

TR GOAL D: PROMOTE ECONOMIC OPPORTUNITY- Implement projects that support and facilitate economic vitality and opportunity in support of the city's land use plan objectives.

TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY- Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users.

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 2 Transportation Supporting Land Use: Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

TR 5 Active Transportation: Identify high-priority active transportation projects to carry on completion/upgrades to the active transportation network.

TR 6 Commercial Center Access: Improve multi-modal transportation options to and within designated district centers, neighborhood centers, employment centers, corridors, and downtown as the regional center.

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.

TR 18 Parking: Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.

CHAPTER 7: ECONOMIC DEVELOPMENT

ED 3.10 Downtown Spokane: Promote downtown Spokane as the economic and cultural center of the region.

CHAPTER 8: URBAN DESIGN AND HISTORIC PRESERVATION

DP 2 URBAN DESIGN

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 2.11 Improvements Program: Facilitate improvements such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.

DP 2.12 Infill Development: Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

DP 2.13 Parking Facilities Design: Minimize the impacts of surface parking on the neighborhood fabric by encouraging the use of structured parking with active commercial storefronts containing retail, service, or office uses, and improve the pedestrian experience in less intensive areas through the use of street trees, screen walls, and landscaping.

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 4: DOWNTOWN CENTER VIABILITY

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.

DP 4.3 Downtown Services: Support development efforts that increase the availability of daily needed services in downtown Spokane.

CHAPTER 9: NATURAL ENVIRONMENT

NE 1 WATER QUALITY

NE 1.2 Stormwater Techniques: Encourage the use of innovative stormwater techniques that protect ground and surface water from contamination and pollution.

NE 12 URBAN FOREST

NE 12.1 Street Trees: Plant trees along all streets.

NE 13 CONNECTIVITY

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.

CHAPTER 10 SOCIAL HEALTH

SH 3 ARTS AND CULTURAL ENRICHMENT

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.

City of Spokane Downtown Plan [Downtown Plan “Fast Forward Spokane” link](#)

2.1 ECONOMIC DEVELOPMENT

Goal: Foster economic development within the Downtown Core

Objectives:

- Support existing Downtown businesses
- Develop additional retail in existing and developing retail districts that complements existing Downtown retail
- Identify, evaluate, and develop “Opportunity Sites”
- Improve basic and ancillary services for residents and other stakeholders (i.e., site a full-line grocery store, enhance the farmer’s market, etc.)
- Attract future employers (including but not limited to “green collar” businesses and biomedical facilities; provide incubator space for emerging businesses)

2.2 BUILT FORM AND CHARACTER

Goal: Foster and improve upon the unique, Downtown “sense of place”

Objectives:

- Preserve and enhance historic building stock
- Promote local identity and unified character with a focus on unique districts throughout Downtown
- Design complementary infill and restrict surface parking lots with limited exceptions
- Encourage increased density and smaller building footprints
- Strive to reasonably protect solar-access in key areas as well as views of key amenities

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Goal: Improve the Downtown environment for pedestrians and bicyclists

Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements
- Improve access to Riverfront Park and Spokane River for all modes of travel
- Designate bicycle boulevards leading into Downtown
- Link Downtown with a series of green space amenities
- Upgrade existing underpasses and consider pedestrian/bike bridges where appropriate
- Establish gateways at key intersections signifying the entrance to Downtown and special districts

2.5 HOUSING AND NEIGHBORHOOD

Goal: Increase housing options Downtown and protect existing neighborhood character

Objectives:

- Develop mixed-use neighborhoods and buildings within Downtown
- Maintain an adequate inventory of affordable housing within Downtown
- Increase housing within and in proximity to University District (including student housing)
- Increase mid-range housing for rent and for sale within and adjacent to Downtown
- Strengthen connections between Downtown and surrounding neighborhoods
- Develop Kendall Yards and establish strong links to Downtown Core

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.

The three overarching principles supported throughout the guidelines are:

1. Contextual Fit
2. Pedestrian Friendly Streets, and
3. Sustainability

A: Site Planning & Massing- Responding to the Larger Context

A-1 Respond to the Physical Environment

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 the 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 and 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 and 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 design practices whenever possible.

C: Pedestrian Environment - Define 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 at 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-6 Develop Alley Facades

To increase pedestrian safety, comfort, and interest; develop portions of the alley facade in response to the unique conditions of the site or project.

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 and 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 and 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 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 islands.

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-2 Integrate Parking Facilities

Minimize the visual impact of parking by integrating parking facilities with surrounding development; and incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

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.

Topics for Discussion

To address the Downtown Design Standards, Comprehensive Plan Policies, Downtown Plan Policies, and Downtown Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion. The applicant has provided feedback on these discussion point, which are noted below in *blue italics*.

Neighborhood

1. Is there an opportunity to express the historic character of the neighborhood in certain elements of the project, in accordance with Comprehensive Plan item DP 2.5 Character of the Public Realm DP 2.5 "Character of the Public Realm?"

[MikeS/BWA: Certain elements and materials could be incorporated into the design to express the historic character of the neighborhood. Brick, stone, masonry or other durable and historically relevant materials could be incorporated into the first level of the proposal; and, potentially as accent materials above the first level. However, above the first level, project economics and building code requirements necessitate predominantly more modest materials such as cementitious panels and/or horizontal siding, and/or prefinished metal panel siding.]

2. Is there an opportunity to incorporate Spokane's unique character and aesthetic into the site and/or building design to further realize Comprehensive Plan item DP 2.5 Character of the Public Realm as well as Downtown Design Guidelines B-1, B-3, and D-4?

[MikeS/BWA: We think there is an opportunity to incorporate Spokane's unique character and aesthetic into the site and/or building design. We welcome discussion with the board shaping the elements and design character to incorporate Comp.Plan and Downtown Planning goals, on balance with project goals and requirements. The proposal anticipates using colors and textures in keeping with the Spokane's 'downtown feel'.]

Site

3. Is there an opportunity to provide storage for micro-mobility (bike and scooter) users? *This would further reinforce Comprehensive Plan items LU 4.4 (Connections), TR GOAL B (Provide Transportation Choices), TR 1 (Transportation Network for All Users), TR 5 (Active Transportation), NE 13.1 (Walkway and Bicycle Path System), NE 13.2 (Walkway and Bicycle Path Design), and NE 13.3 (Year-Round Use), Downtown Design Standard 2.4 (Open Space, Public Realm and Streetscapes), and Downtown Design Guideline C-1 (Promote Pedestrian Interaction).*

[MikeS/BWA: Project programing and concept designs to date encourage resident use of bikes, scooters, etc. Onsite secure storage facilities are anticipated to facilitate this design goals. Use of public transportation is encouraged and an existing bus stop serves the project located on Riverside Ave.]

4. Is there an opportunity to amend the spacing and numbering of the street trees to align with the downtown street tree standards?

[MikeS/BWA: There are many opportunities to amend the spacing an number of street trees through clustering and other urban planting techniques.]

5. Is there an opportunity to incorporate public or employee parking stalls into the below-ground or street level parking structures to align with Comprehensive Plan transportation item TR 18 (Parking)?

[MikeS/BWA: Provided parking is anticipated to serve residence of the project and employee parking. Public parking is not anticipated or a project goal at this time.]

6. To develop the Downtown Design Guideline C-6 (Develop Alley Facades) is there an opportunity to develop the alley to the north of the building in order to allow pedestrian mid-block connectivity as well as direct access to the properties to the north?

[MikeS/BWA: The alley surface could be improved as warranted by Engineering after utility connections, and/or as mitigation. Current programing does not contemplate pedestrian entrances, storefronts or other ground level amenities along the alley.]

7. As the site is located within the Convention Center District (identified in the Spokane Streetscape Infrastructure Program, SIP), what opportunities are there to incorporate the streetscape furniture and bike racks specified in the SIP?

[MikeS/BWA: We take no exception to the use of streetscape furniture and bike racks specified in the SIP.]

Building

8. Is there an opportunity to engage the north façade, as it is viewed prominently from Browne Street (a Type III complete street)?

[MikeS/BWA: We think there is design opportunity to visually engage the north faced from Browne St. We welcome discussion with the board shaping these elements and design character on balance with project goals. Current resident level programming contemplates 'breakout areas' on each floor located generally on the NEC of the project. This location has a prominent view from the intersection of Browne Ave. & Spokane Falls Blvd. The 'breakout areas' are contemplated to be floor-to-ceiling glass and engage views of activities inside, as well as a visually interesting architectural element.]

9. Is there an opportunity to fulfill SH 3.4 One Percent for the Arts (from the city's comprehensive plan) by incorporating art into the project?

[MikeS/BWA: We need clarification on this item before we can comment appropriately.]

10. What advice can be offered to provide a more engaging Courtyard space on the building's second floor (located at the building's re-entrant)?

[MikeS/BWA: Since the application the design/development team is strongly considering rotating the residential stories so the courtyard faces Riverside Ave. We think this orientation will achieve the following:

- Provide better solar exposure for courtyard and increase viability of plantings, and possibly trees on that level.*
- Better engage the street by providing visual interest and breaking up the mass along Riverside Ave.*
- An attractive and visual interesting courtyard element facing Riverside will likely also spur interest in the project; as well as interest in downtown living in general.*

We welcome any ideas or suggestions the board may have concerning the courtyard. We look forward to robust discussion on this item.]

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
City of Spokane Comprehensive Plan
Public Project Design Guidelines

Riverside Commons

Projects of Citywide Significance

Staff Report and Recommendation

July 3, 2019



Staff

Teri Stripes
Planning Services
Economic Development Section

Applicant

Spokane Riverside Partners, LLC
225 W. Main Ave. #200
Spokane, WA 99201

Owner:
Spokane Riverside Partners, LLC
225 W. Main Ave. #200
Spokane, WA 99201

Introduction

The City of Spokane's Projects of Citywide Significance program is designed to help incent and encourage significant private development projects that add lasting value to the City and achieve measurable positive impacts by bringing new livable wage jobs, generating tax revenue, and advancing the community's visions. The program was created by Spokane City Council, Resolution 2015-0101 and follows the Projects of Citywide Significance Incentive Policy administrative procedures contained within City of Spokane Administrative Policy and Procedure, Admin 0650-16-02.

Project Description

The Riverside Commons project is a proposed redevelopment project in eastern downtown consisting of a six story mixed-use building with 104 residential units and 7,200SF +/- of restaurant/retail space. The project is described in the application and related attachments as a market rate project with amenities such as a restaurant, coffee shop, retail (7,200SF). At six stories, the Riverside Commons project will be taller than many of the buildings in the immediate vicinity and will provide opportunities for views in all directions. Due to its location within the downtown and the East Downtown Historic District, and because the development will require demolition of an existing structure, elements of the project will have to be reviewed by the Historic Landmarks Commission as well as the Design Review Board.

Location & Context

The Riverside Commons project will be developed on two parcels of 28,400 square feet (0.65 acre) parcel located at the northwest corner of Brown and Riverside. The parcels contain a non-historic (or contributing) low-rise building that was developed as a bank.

The project site and surrounding area are located in an area commonly referred to as the "East End" of downtown and is in the west end of the University District. Surrounding area includes the revitalized the East/West Main area, Community Building, Main Market and is considered on the route to the "Medical District" and onto the new Martin Luther King Jr Way into the University District.

The area is attracting increased interest and there have been a significant number of new investments, both public and private. The project will be served by STA's Central City Line, bus rapid transit improvements which will be completed in 2021. The Riverside Commons project will be one of the first ground-up mixed use residential buildings constructed in the area in many years and will be both a leader in and proof of concept for transit supported development along the CCL route through downtown Spokane.

Other Incentive Awards or Programs Available to the Project

The Riverside Commons Building, by virtue of its location in the Downtown Spokane Target Investment Area is eligible for and could receive City incentives in addition to the Projects of Citywide Incentive. The following provides a summary of these incentives which combined could total up to **\$1,370,238** of additional incentive benefit value. When known actual values (jobs, retail sales, utility use) are used.

However, because they are unknown at this time staff has used the best available information to estimate the value of the incentives to the project.

The additional incentives may include:

- Multifamily Tax Exemption (MFTE) –provides a property tax exemption for 8 or 12 years on new multifamily housing units. For a 104 unit project, the owner could realize a savings of approximately **\$1,200,000** over the 8 years the property is enrolled (using an assumed value of \$121,094 per dwelling unit – the actual value may be more or less as determined by the Spokane County Assessor and whether the project ultimately qualifies for the 8 or 12 year exemption.
- The General Facility Charge (GFC) Waivers - waives system development charges for new sewer and water connections –benefit value is dependent on size and number of new or upgraded connections. Example: Multi-family 6-inch water tap **\$18,108** plus sewer tap **\$35,265**;
- The Urban Utility Installation Program - provides up to **\$10,000** for water and/or sewer line upgrades associated with redevelopment of a vacant land.

Financial Partnership Portfolio Evaluation Matrix

Project Based Incremental Revenue

This category measures the project's contribution to City revenue and potential return on investment. To receive any points in this category, a project must generate a three-year total incremental revenue value of at least \$250,000. Projects with between \$250,000 and \$499,999 in three-year total incremental revenue receive 15 points. The three-year total incremental City revenue resulting from the project is estimated at \$468,649. Therefore, **15 points are awarded to the project in this category.**

Job Creation

Using industry standards, based upon the proposed use and size, staff has estimated that overall 36 jobs are likely to be provided. Seven of which will likely have salaries at or above living wage (>130% median per capita income evaluation criteria (Mean for Spokane: food service \$13.05/hr and Management \$49.67/hr). Resulting in **12 points being awarded in the Job Creation category.**

Comp Plan, Design and the Environment

The project qualifies under the following criteria:

- | | |
|--|----------|
| • Housing | 5 points |
| • Low Impact Development Standards | 5 points |
| • Mixed Income | 5 points |
| • Blight Removal | 5 points |
| • Neighborhood or Subarea improvements | 5 points |
| • Mixed Use development | 5 points |

Total Category Score:

30 points

Industry Cluster Advancement

The proposed use is not a part of an identified priority industry cluster. **The resulting category score is 0 points.**

Geographic Priority Areas

The project is located in the Downtown Target Incentive Area. **The resulting category score is 10 points.**

Special Considerations Bonus

None.

Total Project Matrix Score: 67 points.

Incentive Value Calculations

The project's total matrix score (67 points) and 3-year revenue return to the City (\$468,649) are used to calculate the incentive value for the project as shown in the Table I below. By scoring in the middle category (55 to 69 points) the project warrants a base incentive of **\$60,000** plus **10%** of the three-year revenue (\$46,865) for a total incentive value of **\$106,865**.

Table I. Matrix Score

| | | | | |
|--------------------|----------------|----------------|---------------------|-----------------|
| Values-Based Score | 67 | | | |
| Revenue (3-Year) | \$ 468,649 | | | |
| Point Score: | Base Incentive | ROI Multiplier | ROI-Based Incentive | Total Incentive |
| 85+ | \$100,000 | 20% | \$93,730 | \$193,730 |
| 70 | \$80,000 | 15% | \$70,297 | \$150,297 |
| 55 | \$60,000 | 10% | \$46,865 | \$106,865 |
| 40 | \$40,000 | 5% | \$23,432 | \$63,432 |
| <40 | \$0 | 0% | \$0 | \$0 |

Recommendation

Staff finds that the project will provide significant community and public benefits as described in the application and supplemental materials and therefore as a project of Citywide Significance warrants the City's investment of \$106,865 towards public improvements pursuant to the Projects of Citywide Significance Incentive Policy.

When considered with the other incentives or assistance, the project may have already received or could receive in the future including the 8 year MFTE exemption, GFC waivers and the Urban Utility Installation program incentives which have been estimated to provide a benefit value of up to \$1,263,373, the total incentive package for the project is estimated at **\$1,370,238**, which is equivalent to 5% of the \$30 million project construction cost.

Next Steps

This recommendation will be forwarded to the Project Review Committee who will review the recommendation and make a final determination of project score and level of financial partnership eligibility. Based on that determination, staff will brief City Council at an Urban Experience committee meeting and prepare a development agreement setting forth the terms and conditions under which the financial incentive value will be applied to eligible public improvements costs related to the project.

The final development agreement will be forwarded to the Spokane City Council for approval by resolution and signature by the Mayor. The determination of financial incentive value and corresponding development agreement shall have no force or affect whatsoever unless and until the development agreement is approved by the Spokane City Council and signed by the Mayor.

Authority

**City of Spokane Administrative Policy and Procedure, Admin 0650-16-02
Projects of Citywide Significance Incentive Policy**

Section 5.0 Policy: Individual projects which include new investment and physical improvements to real property which equal or exceed \$5 million in value can provide significant City wide public benefits. Such public benefits include: bringing new living wage jobs to the community; generating new property, sales and utility tax revenues; improving the community through the advancement or implementation of existing community plans including the Comprehensive Plan and neighborhood plans; protecting or improving the environment and conserving natural and historic resources; advancing State and regional industry cluster growth and regional economic development plans; and investing in targeted investment areas such as downtown Spokane, identified centers and corridors and target investment areas identified in the City's Economic Development strategy. In order to provide for an equitable and transparent process for the use

of financial incentives to encourage investments which provide significant public benefits to the City as described above, the Spokane City Council has adopted Resolution 2015-0101 which provides for an evaluation matrix allowing evaluation of a project's public benefits which are reasonably likely to accrue as a result of successful completion and intended operation of the project. The evaluation will be made using the standardized evaluation matrix attached as exhibit "A" hereto in accordance with the policies and procedures described herein.

Procedure

6.1 Application: Application for a financial incentive will be made on forms provided by the City of Spokane and shall contain all information and details required and necessary for a review of the project and evaluation of the public benefits associated thereto.

6.2 Determination of Qualification: Within 10 business days of receipt of a complete application, the Staff Technical Support Team will evaluate the application and make a determination that: the project is a qualified project with a public benefit and may be considered for a financial incentive; that additional information is needed to make the determination; or, that the project does not qualify for a financial incentive under this program. Such determination will be made in writing.

6.3 Evaluation of Qualified Projects: Qualified projects will be forwarded to the Project Review Committee for evaluation according to the evaluation matrix. The committee members will be provided copies of the application and any supplemental information provided by the applicant and a technical memorandum prepared by the Staff Technical Support Team. The report will include analysis of the project application and assessment of the public benefits that may result. Each project review committee member will use the application and technical memorandum to score the project against the evaluation matrix. The committee member's total scores will be summed and divided by the number of committee members providing a score to determine the project's average and final score.

6.4 Determination of Financial Incentive Value: The project's total score and other relevant data will be used to determine the financial incentive value based on the annually adopted project funding schedule and subject to availability of funds at the time of award. Determination of financial incentive value is not a guarantee of availability of funds or of an actual cash value of a project's eligible public improvement costs. Once a determination of financial incentive value is made, the determination and project score are final.

6.5 Development Agreement: Upon completion of the determination of financial incentive value, the project proponent and Staff Technical Support Team shall prepare a development agreement setting forth the terms and conditions under which the financial incentive value will be applied to eligible public improvements costs related to the project.

6.6 City Council Approval: The determination of financial incentive value and corresponding development agreement shall have no force or effect whatsoever unless and until the development agreement is approved by the Spokane City Council and signed by the Mayor.

Riverside Commons Building Project
PROJECT REVIEW COMMITTEE RECOMMENDATION

Evaluation Matrix Score: 67

Incentive Value: \$106,865


Pursuant to the Projects of Citywide Significance Incentive Policy, the Project Review Committee, hereby:

- ☐ Accepts and concurs with the staff recommendations, evaluation matrix score and determination of financial incentive value, and adopts these recommendations as our own findings for the reasons stated.
- ☐ Accepts and concurs with the staff recommendations, evaluation matrix score and determination of financial incentive value, and adopts these recommendations as our own findings for the reasons stated, with the following modifications:

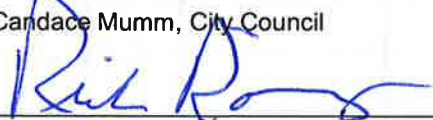
Project Review Committee Members:


Ben Stuckart, City Council President

7/15/19
Date:


Candace Mumm, City Council

7/15/19
Date:


Rick Romero, Office of the Mayor

7/15/19
Date:


Gavin Cooley, Chief Financial Officer

7/15/19
Date:





cc: Heather Trautman, Director, Planning
Applicant

| Projects of Citywide Significance | | | |
|--|--|-----------------|--------------|
| Financial Partnership Portfolio Evaluation | | Points Possible | Score |
| Project Based Incremental Revenue | | | Score |
| City Property Tax, Sales Tax (Retail and Construction), Utility Taxes, Utility Revenues | | | |
| Incremental Revenue: | | | |
| 3 year total incremental revenue: | | | |
| Exceeds \$1 million - 30 points | | | |
| Between \$750,000 and \$999,999 - 25 points | | | |
| Between \$500,000 and \$749,999 - 20 points | | | |
| Between \$250,000 and \$499,999 - 15 points | | | |
| \$468,649 | | | 15 |
| Max group score possible | | 30 | 15 |
| Job Creation | | | |
| Number of new jobs | | | |
| Greater than 100 - 10 points | | | |
| 75 to 99 - 8 points | | | |
| 50 to 74 - 6 points | | | |
| 25. to 49 - 4 points | | | |
| 1 to 24 - 2 points | | | |
| Thirty six positions | | | |
| Living Wage Job creation Multiplier (>130%Median Per Capita Income) | | | |
| 80% to 100% of new jobs - 6X | | | |
| 60% to 79% of new jobs - 5X | | | |
| 40% to 59% of new jobs - 4X | | | |
| 20% to 39% of new jobs - 3X | | | |
| 10% to 19% of new jobs - 2X | | | |
| Less than 10% of new jobs - 1X | | | |
| Mean for Spokane: food service \$13.05/hr and Management \$49.67/hr | | | 12 |
| Max group score possible | | 60 | 12 |
| Comp Plan, Design and the Environment | | | |
| Brownfield redevelopment - 5 points | | | |
| Innovative or exemplary site design - 5 points | | | |
| Design includes enhanced public amenities - 5 points | | | |
| Project Includes Neighborhood or Sub-Area Improvements - 5 points | | | 5 |
| Incorporation of Low Impact Development standards - 5 points | | | 5 |
| Incorporation of adopted green building standards - 5 points | | | |
| Transit Oriented Development - 5 points | | | |
| Mixed Use Development - 5 - Points | | | 5 |
| Mixed Income Development - 5 points | | | 5 |
| Historic Preservation - 5 points | | | |
| Adaptive reuse - 5 points | | | |
| Blight removal - 5 points | | | 5 |
| Housing - 5 points | | | 5 |
| Max group score possible | | 65 | 30 |
| Industry Cluster Advancement | | | |
| Manufacturing - 10 points | | | |
| Aerospace/Aviation - 10 points | | | |
| Technology (Biotech, medical, IT, etc) - 10 points | | | |
| Tourism - 10 points | | | |
| Max group score possible | | 10 | 0 |
| Geographic Priority Areas | | | |
| Located in a C&C or Downtown - 10 points | | 10 | |
| Located in a target investment area - 10 points | | | |
| Infill location with existing infrastructure capacity - 10 points | | | |
| Max group score possible | | 10 | 10 |
| TOTAL SCORE POSSIBLE | | 175 | 67 |
| "Special Considerations" Bonus - 10 points | | | |
| (Can be added to total score when warranted in consideration of special public benefit factors not addressed above.) | | | |
| Per capita income \$27,682 est. \$13/hr. (ACS 2017) | | | |
| 130% of per capita income is \$35,987 annually and approximately \$17.5/hour | | | |

Riverside Commons CoS Map



Legend

-  City of Spokane Boundary
-  Primary
-  Secondary
-  Parcel
- Address Point**

City of Spokane GIS



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Parcel Information



Parcel Number: 35184.0917

Site Address: 214 W RIVERSIDE AVE

Data As Of: 5/9/2019

Parcel Image



Owner Name: STERLING SAVINGS ASSOCIATION
Address: 120 N WALL ST, SPOKANE, WA, 99201-0637

Taxpayer Name: STERLING SAVINGS ASSN BR 001
Address: 111 N WALL ST, SPOKANE, WA, 99201-0609

Site Address

| Parcel Type | Site Address | City | Land Size | Size Desc. | Description | Tax Year | Tax Code Area | Status |
|-------------|---------------------|---------|-----------|-------------|----------------|----------|---------------|--------|
| R | 214 W RIVERSIDE AVE | SPOKANE | 14200 | Square Feet | General Office | 2019 | 0010 | Active |

Assessor Description

HAVERMALE ADD L21-22 B5

Appraisal

| Parcel Class | Appraiser | Neighborhood Code | Neighborhood Name | Neighborhood Desc | Appraiser Name | Appraiser Phone |
|--------------------------|-----------|-------------------|-------------------|-------------------|----------------|-----------------|
| 61 Service - Finance 120 | 500700 | AS700 | | | Elizabeth | 477-5916 |

Assessed Value

| Tax Year | Taxable | Total Value | Land | Dwelling/Structure | Current Use Land | Personal Prop. |
|----------|---------|-------------|---------|--------------------|------------------|----------------|
| 2019 | 319,500 | 319,500 | 319,500 | 0 | 0 | 0 |
| 2018 | 319,500 | 319,500 | 319,500 | 0 | 0 | 0 |
| 2017 | 312,400 | 312,400 | 312,400 | 0 | 0 | 0 |
| 2016 | 312,400 | 312,400 | 312,400 | 0 | 0 | 0 |
| 2015 | 312,400 | 312,400 | 312,400 | 0 | 0 | 0 |

Characteristics

| Land Number | Soil ID | Acreage | Sq Ft | Frontage | Depth | Lot(s) |
|-------------|---------|---------|--------|----------|-------|--------|
| 1 | CO17 | 0.33 | 14,200 | 0 | 142 | 0 |

Sales

| Sale Date | Sale Price | Sale Instrument | Excise Number | parcel |
|------------|------------|-----------------|---------------|------------|
| 12/30/1994 | 185,000.00 | COMMERCIAL SALE | | 35184.0917 |

Property Taxes

Taxes are due April 30th and October 31st

Total Charges Owing: \$1,908.74

| Tax Year | Charge Type | Annual Charges | Remaining Charges Owing |
|-----------------|-----------------------------------|-----------------------|--------------------------------|
| | Total Taxes for 2019 | 3,817.47 | 1,908.74 |
| 2019 | A/V Property Tax | 3,810.64 | 1,905.32 |
| 2019 | Soil Conservation Principal CNSV1 | 5.03 | 2.52 |
| 2019 | Weed Control Principal WCWEED1 | 1.80 | 0.90 |
| | Total Taxes for 2018 | 4,441.68 | 0.00 |
| 2018 | A/V Property Tax | 4,434.85 | 0.00 |
| 2018 | Soil Conservation Principal CNSV1 | 5.03 | 0.00 |
| 2018 | Weed Control Principal WCWEED1 | 1.80 | 0.00 |
| | Total Taxes for 2017 | 4,264.58 | 0.00 |
| 2017 | A/V Property Tax | 4,257.75 | 0.00 |
| 2017 | Soil Conservation Principal CNSV1 | 5.03 | 0.00 |
| 2017 | Weed Control Principal WCWEED1 | 1.80 | 0.00 |
| | Total Taxes for 2016 | 4,358.53 | 0.00 |
| 2016 | A/V Property Tax | 4,351.70 | 0.00 |
| 2016 | Soil Conservation Principal CNSV1 | 5.03 | 0.00 |
| 2016 | Weed Control Principal WCWEED1 | 1.80 | 0.00 |

Tax Receipts

| Tax Year | Receipt Number | Receipt Date | Receipt Amount |
|-----------------|-----------------------|---------------------|-----------------------|
| 2019 | 7940389 | 04/26/2019 | 1,908.73 |
| 2018 | 7653756 | 10/19/2018 | 2,220.84 |
| 2018 | 7605220 | 05/02/2018 | 2,220.84 |
| 2017 | 7387417 | 10/30/2017 | 2,132.29 |
| 2017 | 7106838 | 04/19/2017 | 2,132.29 |
| 2016 | 6905902 | 10/13/2016 | 2,179.27 |
| 2016 | 6847947 | 05/02/2016 | 2,179.26 |

Disclaimer

We are pleased to give you online access to the Assessor's Office and Treasurer's Office property tax and valuation information. While we make every effort to produce and publish the most current and accurate information possible, portions of this information may not be current or correct. Neither Spokane County, the Assessor, nor the Treasurer makes any warranty, express or implied, with regard to the accuracy, reliability, or timeliness of information in this system, and shall not be held liable for losses caused by using this information. Any person or entity that relies on any information obtained from this system, does so at his or her own risk. Please feel free to contact us about any error you discover or to give comments and suggestions. Call the Assessor's Office at (509) 477-3698 or the Treasurer's Office at (509) 477-4713.

RCW 42.56.070 (9) prohibits the release of lists of individuals requested for commercial purposes. The requester expressly represents that no such use of any such list will be made by the user or its transferee(s) or vendee(s). I understand, acknowledge, and accept the statements above, and agree to adhere to the prohibitions listed in RCW 42.56.070 (9).

Parcel Information



Parcel Number: 35184.0918

Site Address: 206 W RIVERSIDE AVE

Data As Of: 5/9/2019

Parcel Image



Owner Name: STERLING SAVINGS ASSOCIATION
Address: 111 N WALL ST, SPOKANE, WA, 99201-0609

Taxpayer Name: STERLING SAVINGS ASSN BR 001
Address: 111 N WALL ST, SPOKANE, WA, 99201-0609

Site Address

| Parcel Type | Site Address | City | Land Size | Size Desc. | Description | Tax Year | Tax Code Area | Status |
|-------------|---------------------|---------|-----------|-------------|----------------|----------|---------------|--------|
| R | 206 W RIVERSIDE AVE | SPOKANE | 14200 | Square Feet | General Office | 2019 | 0014 | Active |

Assessor Description

HAVERMALE ADD L23-24 B5

Appraisal

| Parcel Class | Appraiser | Neighborhood Code | Neighborhood Name | Neighborhood Desc | Appraiser Name | Appraiser Phone |
|----------------------|-----------|-------------------|-------------------|-------------------|----------------|-----------------|
| 61 Service - Finance | 120 | 500700 | AS700 | | Elizabeth | 477-5916 |

Assessed Value

| Tax Year | Taxable | Total Value | Land | Dwelling/Structure | Current Use Land | Personal Prop. |
|----------|---------|-------------|---------|--------------------|------------------|----------------|
| 2019 | 442,300 | 442,300 | 319,500 | 122,800 | 0 | 0 |
| 2018 | 436,100 | 436,100 | 319,500 | 116,600 | 0 | 0 |
| 2017 | 428,900 | 428,900 | 312,400 | 116,500 | 0 | 0 |
| 2016 | 420,600 | 420,600 | 312,400 | 108,200 | 0 | 0 |
| 2015 | 419,800 | 419,800 | 312,400 | 107,400 | 0 | 0 |

Characteristics

| Commercial/ Structure | Appraiser | Year Built | Year Remodeled | Main Floor Size | Number of Floors |
|-----------------------|-----------|------------|----------------|-----------------|------------------|
| BANK | 66 | 1994 | 0 | 1,045 | 1 |
| Commercial Canopy | 66 | 1994 | 0 | 2,760 | |
| Commercial Canopy | 66 | 1994 | 0 | 270 | |
| Paving | 66 | 1994 | 0 | 24,300 | |

| Land Number | Soil ID | Acreage | Sq Ft | Frontage | Depth | Lot(s) |
|-------------|---------|---------|-------|----------|-------|--------|
|-------------|---------|---------|-------|----------|-------|--------|

| Land Number | Soil ID | Acreage | Sq Ft | Frontage | Depth | Lot(s) |
|-------------|---------|---------|--------|----------|-------|--------|
| 1 | CO17 | 0.33 | 14,200 | 0 | 142 | 0 |

Sales

| Sale Date | Sale Price | Sale Instrument | Excise Number | parcel |
|------------|------------|-----------------|---------------|------------|
| 01/10/1995 | 190,000.00 | COMMERCIAL SALE | | 35184.0918 |

Property Taxes

Taxes are due April 30th and October 31st

Total Charges Owing: \$2,641.04

| Tax Year | Charge Type | Annual Charges | Remaining Charges Owing |
|----------|-----------------------------------|-----------------|-------------------------|
| | Total Taxes for 2019 | 5,282.08 | 2,641.04 |
| 2019 | A/V Property Tax | 5,275.25 | 2,637.63 |
| 2019 | Soil Conservation Principal CNSV1 | 5.03 | 2.51 |
| 2019 | Weed Control Principal WCWEED1 | 1.80 | 0.90 |
| | Total Taxes for 2018 | 6,060.16 | 0.00 |
| 2018 | A/V Property Tax | 6,053.33 | 0.00 |
| 2018 | Soil Conservation Principal CNSV1 | 5.03 | 0.00 |
| 2018 | Weed Control Principal WCWEED1 | 1.80 | 0.00 |
| | Total Taxes for 2017 | 5,852.38 | 0.00 |
| 2017 | A/V Property Tax | 5,845.55 | 0.00 |
| 2017 | Soil Conservation Principal CNSV1 | 5.03 | 0.00 |
| 2017 | Weed Control Principal WCWEED1 | 1.80 | 0.00 |
| | Total Taxes for 2016 | 5,865.75 | 0.00 |
| 2016 | A/V Property Tax | 5,858.92 | 0.00 |
| 2016 | Soil Conservation Principal CNSV1 | 5.03 | 0.00 |
| 2016 | Weed Control Principal WCWEED1 | 1.80 | 0.00 |

Tax Receipts

| Tax Year | Receipt Number | Receipt Date | Receipt Amount |
|----------|----------------|--------------|----------------|
| 2019 | 7940388 | 04/26/2019 | 2,641.04 |
| 2018 | 7653756 | 10/19/2018 | 3,030.08 |
| 2018 | 7605220 | 05/02/2018 | 3,030.08 |
| 2017 | 7387416 | 10/30/2017 | 2,926.19 |
| 2017 | 7106837 | 04/19/2017 | 2,926.19 |
| 2016 | 6905902 | 10/13/2016 | 2,932.88 |
| 2016 | 6847946 | 05/02/2016 | 2,932.87 |

Disclaimer

We are pleased to give you online access to the Assessor's Office and Treasurer's Office property tax and valuation information. While we make every effort to produce and publish the most current and accurate information possible, portions of this information may not be current or correct. Neither Spokane County, the Assessor, nor the Treasurer makes any warranty, express or implied, with regard to the accuracy, reliability, or timeliness of

information in this system, and shall not be held liable for losses caused by using this information. Any person or entity that relies on any information obtained from this system, does so at his or her own risk. Please feel free to contact us about any error you discover or to give comments and suggestions. Call the Assessor's Office at (509) 477-3698 or the Treasurer's Office at (509) 477-4713.

RCW 42.56.070 (9) prohibits the release of lists of individuals requested for commercial purposes. The requester expressly represents that no such use of any such list will be made by the user or its transferee(s) or vendee(s). I understand, acknowledge, and accept the statements above, and agree to adhere to the prohibitions listed in RCW 42.56.070 (9).

From: [Kevin Edwards](#)
To: [Stripes, Teri](#)
Subject: Re: Projects of Citywide Significance Incentive
Date: Wednesday, June 12, 2019 11:42:35 AM

Looks good to me. Thanks

Kevin Edwards
Hawkins Edwards, Inc.
[225 W. Main Ste. 200](#)
[Spokane, WA 99201](#)
[C: 509-939-8828](#)
k.edwards@me.com
* Sent from Phone

On Jun 12, 2019, at 11:29 AM, Stripes, Teri <tstripes@spokanecity.org> wrote:

Kevin, I want to explain some of the assumptions and industry standards, I'm using in the economic positioning of your project.

For the restaurant/bar space I've used ICC Mall's Sales per square foot and halved it for a standalone building (see attached). So for your project I estimate the Restaurant sales at \$268.5 PSF - I'm also using the entire 7,200 sqft in the calculations because the methodology takes into account both the front-of-house (FOH) and back-of-house (BOH) operations. So annual restaurant sales of \$1,933,200.

For the Restaurant Employees

200 seats

50 = 4 tops

FOH Staff per shift 10

BOH staff per shift 4

Support & Management staff 4

And I'm assuming two shifts so 36 employees in total. The mean wages for Spokane: food service \$13.05/hr and Management \$49.67/hr. I'm assuming an 80:20 ratio on management/chefs and servers so seven employees above the Living Wage Job creation Multiplier (>130%Median Per Capita Income).

I'm waiting on estimates on utility use of a comparable structure and then I'll be able to finalize my analysis.

However, I wanted to provide you with the Sales/sqft calculation and the employee estimates to see if this is an acceptable methodology for you or if you have something else you'd like me to consider.

Let me know,
Thanks
Teri

P.S. Choose Spokane ChooseSpokane.org

Teri Stripes | City of Spokane | Planning & Development Services
509.625.6597 | fax 509.625.6013 | tstripes@spokanecity.org

“I’ve learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel.” ~Maya Angelou

-----Original Message-----

From: Stripes, Teri <tstripes@spokanecity.org>
Sent: Monday, May 20, 2019 8:03 AM
To: Kevin Edwards <k.edwards@me.com>
Subject: RE: Projects of Citywide Significance Incentive

Yep, we are good. I’ll use industry standards when I work on the economic positioning — thank you.

Teri Stripes | City of Spokane | Planning & Development Services
509.625.6597 | fax 509.625.6013 | tstripes@spokanecity.org

From: Kevin Edwards [k.edwards@me.com]
Sent: Friday, May 17, 2019 1:56 PM
To: Stripes, Teri
Subject: Re: Projects of Citywide Significance Incentive

Teri, did you get everything you needed from me on the CWSI?

Thanks,

Kevin Edwards
Hawkins Edwards, Inc.
225 W. Main Ste. 200
Spokane, WA 99201
C: 509-939-8828
k.edwards@me.com<<mailto:k.edwards@me.com>>
www.HawkinsEdwardsInc.com<<http://www.HawkinsEdwardsInc.com/>>

On May 16, 2019, at 11:47 AM, Stripes, Teri
<tstripes@spokanecity.org<<mailto:tstripes@spokanecity.org>>> wrote:

I met with Dean Pape yesterday—very positive about the project. Let me know when you think you may have some of the additional details, I request.

Thanks

Teri

P.S. Choose Spokane ChooseSpokane.org<<https://www.choosespokane.org/>>

<image001.jpg>

Teri Stripes | City of Spokane | Planning & Development Services
509.625.6597 | fax 509.625.6013 |

tstripes@spokanecity.org<<mailto:tstripes@spokanecity.org>>

<image002.png><<http://www.spokanecity.org/>> <image003.png>

<<http://facebook.com/cityspokane>> <image004.png>

<<http://twitter.com/spokanecity>>

"I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." ~Maya Angelou

From: Stripes, Teri

Sent: Thursday, May 9, 2019 9:35 AM

To: 'Kevin Edwards' <k.edwards@me.com<<mailto:k.edwards@me.com>>>

Cc: Economic Development Contacts

<eraedc@spokanecity.org<<mailto:eraedc@spokanecity.org>>>

Subject: RE: Projects of Citywide Significance Incentive

No, but thank you. If you can send me your pro forma or estimates on your projected utility costs, property taxes, retail sales projection, etc.. It will give me some actual projections to use in the analysis instead of using industry standards.

P.S. How are you #hackingwashington<<http://www.hackingwashington.com/>>?

<image001.jpg>

Teri Stripes | City of Spokane | Planning & Development Services
509.625.6597 | fax 509.625.6013 |

tstripes@spokanecity.org<<mailto:tstripes@spokanecity.org>>

<image002.png><<http://www.spokanecity.org/>> <image003.png>

<<http://facebook.com/cityspokane>> <image004.png>

<<http://twitter.com/spokanecity>>

"I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." ~Maya Angelou

From: Kevin Edwards <k.edwards@me.com<<mailto:k.edwards@me.com>>>

Sent: Thursday, May 9, 2019 9:12 AM

To: Stripes, Teri <tstripes@spokanecity.org<<mailto:tstripes@spokanecity.org>>>

Cc: Economic Development Contacts

<eraedc@spokanecity.org<<mailto:eraedc@spokanecity.org>>>

Subject: Re: Projects of Citywide Significance Incentive

Importance: High

Teri,

So in summary, you want me to fill out the scoring sheet to the best of my knowledge correct?

Let me know. Thanks,

Kevin Edwards

Hawkins Edwards, Inc.

225 W. Main Ste. 200

Spokane, WA 99201

C: 509-939-8828

k.edwards@me.com<<mailto:k.edwards@me.com>>

www.HawkinsEdwardsInc.com<<http://www.hawkinsedwardsinc.com/>>

On May 9, 2019, at 7:49 AM, Stripes, Teri

<tstripes@spokanecity.org<<mailto:tstripes@spokanecity.org>>> wrote:

<Parkview West Agree, title, staff report, reco.pdf>

<U.S. Mall Sales Productivity_SA61dd9bab20170428100745.pdf>

CITY OF SPOKANE —
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
Application for Citywide Significant Incentives

NOTE TO APPLICANT: Please answer each question completely. If more space is needed, attach additional paper. If you have any questions about this application, do not understand the questions, or need additional information regarding regulations or policies of the City of Spokane, city staff will be happy to assist you.

Applicant: Spokane Riverside Partners, LLC Relation to Property Owner Member
Applicant's Address 225 W. Main Ave. #200 Spokane, WA 99201
Applicant's Phone # 509-939-8828 Applicant's email address k.edwards@me.com
Property Owner(s) Spokane Riverside Partners, LLC
Property Owner's Mailing Address 225 W. Main Ave. #200 Spokane, WA 99201
Will the existing owners be the owner/operator of the property and/or business following construction ☒ yes ☐ no
If not, who is the project being developed for? _____
Property Address: 206 W. Riverside Ave. Parcel number(s): 35184.0918 & 35184.0917
Legal Description (Attach additional sheets if needed): _____

PROJECT INFORMATION

Project Name: Riverside Commons Date Application Completed: _____
☒ New Construction: # of square feet: 128,000 # of stories 6
☐ Rehabilitation of Existing Structure: # existing square feet: _____ # additional square feet added: _____
What was the prior use? Bank Branch How many prior employees? _____
Were there prior retail sales? N/A
Type of development ☐ Manufacturing ☐ Office ☐ Retail ☐ Housing ☒ Mixed use ☐ Other
Other description See Attached Renderings & Site Plan
If retail or mixed use with retail, do you have a verifiable estimate on the projected annual retail sales? ☐ yes ☒ no
If yes, what is the estimate and how can it be verified? _____

If no, provide an average annual sales per square foot estimate, using published industry data for the retail sector nearest to the type proposed. "ICSC - Shopper Spending and Sales/Sqft - Annual Report" www.icsc.org What is that estimate? Do not know at this time what exact ground floor retail uses will be, but will be food and restaurant related hopefully, maybe small coffee shop.

Estimated total expenditures in the rehabilitation or construction of the entire project: \$ 30,000,000 +/-
Description of project(s)' basic features and any other unique features that relate to the evaluation matrix criteria (Attach additional sheets if necessary): 104 Unit apartment (student housing) project with ground floor retail.

Est. Construction to begin (date) 2020 +/- Construction completion 18 months from start.
☒ "Before" photos provided electronically. ☐ Site and building plans provided electronically

Will the construction of the project be phased? ☒ no ☐ yes If yes, what will be constructed in each phase and when?

JOB CREATION

How many fulltime permanent employment positions will the project create? (list the fields and the number of jobs in each field)
Do not know at this time.

What will be the hourly and/or annual wages of each position be? If you don't have verifiable job and wage information for the business(s) to be located in the project, then use the latest published data from the Washington State Employment Securities Department Occupational Employment and Wage Estimates for the Spokane MSA.

<https://fortress.wa.gov/esd/employmentdata/reports-publications/occupational-reports/occupational-employment-and-wage-estimates>.

AFFIRMATION

Initial each statement below:

KE As owner(s) of the property described in this application, I hereby declare under penalty of perjury under the laws of the State of Washington that this application for Incentives and any accompanying documents have been examined by me and that they are true, correct, and complete to the best of my knowledge.

KE The applicant acknowledges that completing and submitting this application is not a guarantee of any specific financial incentive.

KE This application will be used by staff to determine if a project meets the definition of a "Project of Citywide Significance." Additional information may be required for review of project qualifications for incentives.

KE Any incentive that the applicant may receive will require a Development Agreement between the Applicant and the City that will not be valid until it is approved by City Council and signed by the Mayor.

KE Following the approval of the Development Agreement, the original is required to be recorded at the County. At that time, the recording fees for the filing and recording of "Development Agreement" will need to be paid to the City of Spokane by the Applicant.

Signed at Spokane, Washington, this 30 day of April, 2019.

Signature(s) of all Owner(s) and Contract Purchaser(s)

KE

Member of LLC

Project of Citywide Significance: A single private development project which entails the development, construction or physical improvement to real property located within the City of Spokane which equals or exceed \$5 million in value, not including the value of the property itself, for which there is evidence that such project will provide significant public benefits as such term is defined in the Administrative Policy adopted by Council Resolution 2016-0036.

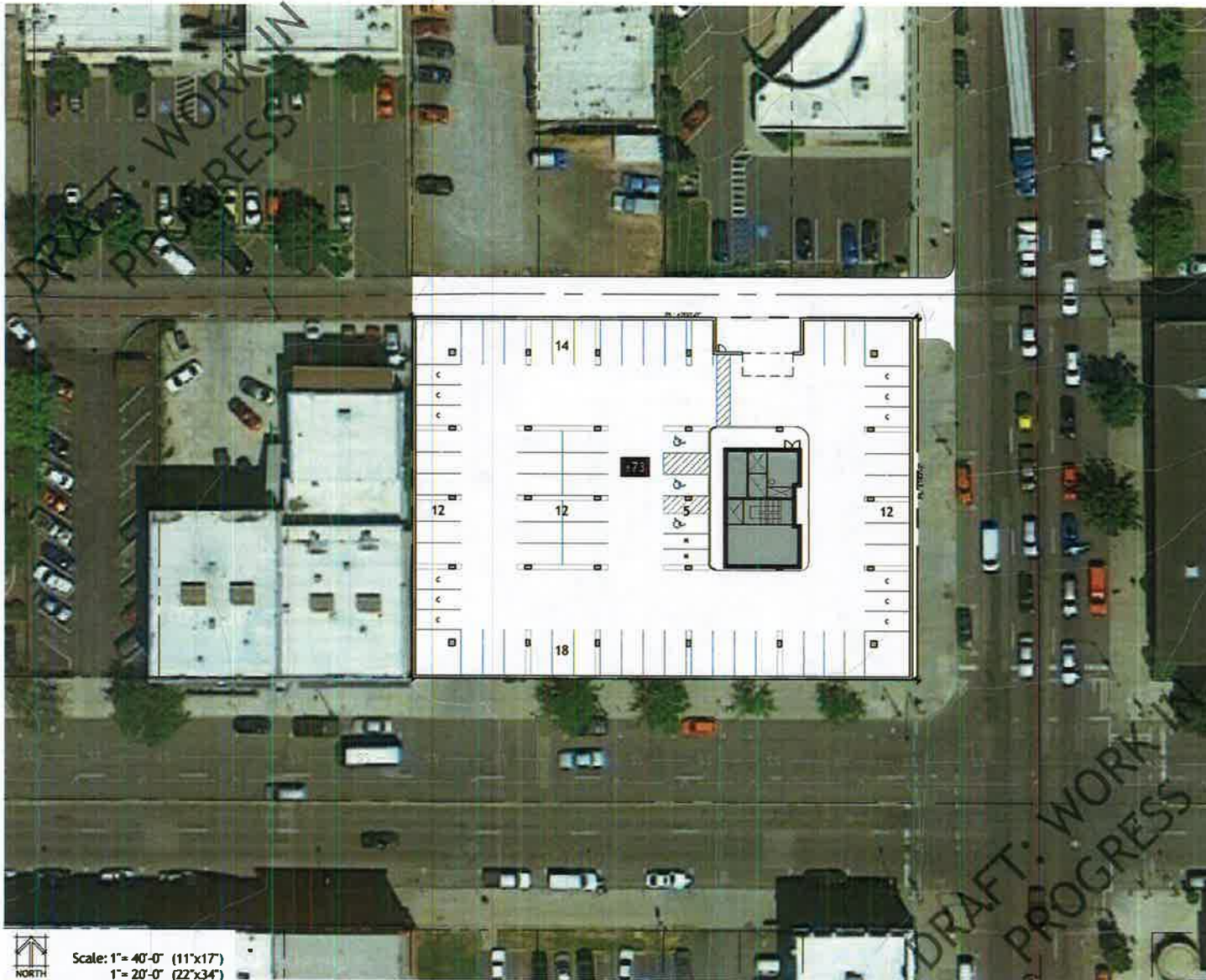
For Staff Use Only:

- | | |
|---|--|
| <input type="checkbox"/> Application signed by owner(s) and contract purchaser(s) | <input type="checkbox"/> Site/Building plans received electronically |
| <input type="checkbox"/> Before photos received electronically | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> GIS Map | <input type="checkbox"/> Right-of-way requirements |
| <input type="checkbox"/> Utility requirements | <input type="checkbox"/> SEPA |
| <input type="checkbox"/> Study requirements | <input type="checkbox"/> Taxable value |
| <input type="checkbox"/> Assessed value | <input type="checkbox"/> State and Federal incentives |
| <input type="checkbox"/> Plan/District implementation | <input type="checkbox"/> Age of existing structures |



Concept Rendering
Umpqua Mixed-Use

214 W. Riverside, Spokane - WA 99201 | BWA: 17-319 | Schematic Design | September 28, 2018



Scale: 1"= 40'-0" (11'x17")
1"= 20'-0" (22'x34")

0

Concept Site Plan: Lower Level Upmqua Mixed-Use

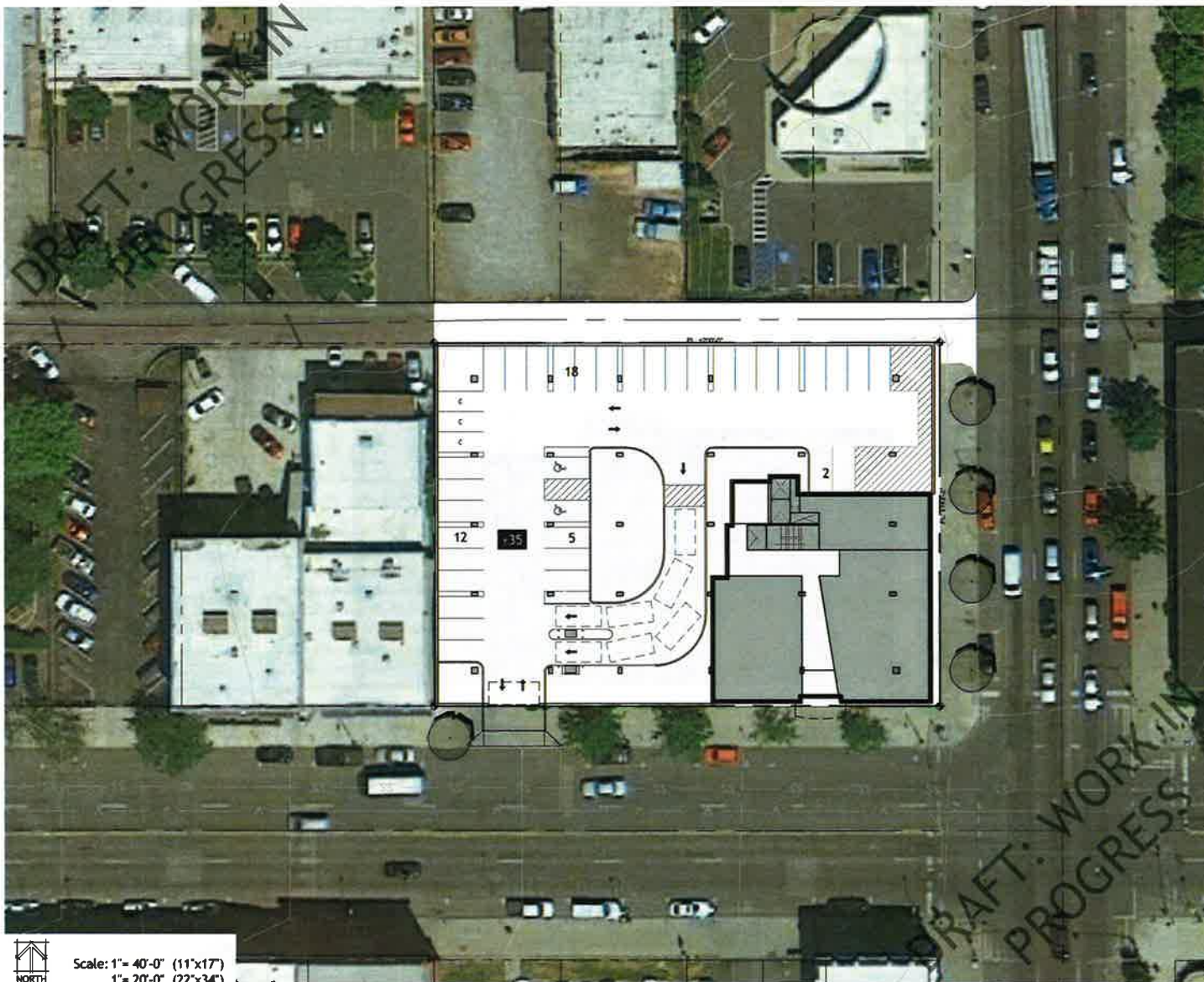
214 W. Riverside, Spokane - WA 99201 | BWA: 17-319 | Schematic Design | September 28, 2018

NOTES:

1. The property configuration and/or building plans shown above is a composite of public information. Property configurations, property areas and boundaries are approximate.
2. A complete topo & boundary survey should be prepared by a licensed land surveyor prior to any work.
3. The site configuration shown is subject to change following complete building and zoning code analyses.

BWA BERNARDO | WILLS
ARCHITECTS PC

DRAFT: WORK IN PROGRESS



Scale: 1"= 40'-0" (11'x17")
1"= 20'-0" (22'x34")

1

Concept Site Plan: Street Level Upmqua Mixed-Use

214 W. Riverside, Spokane - WA 99201 | BWA: 17-319 | Schematic Design | September 28, 2018

- NOTES:
1. The property configuration and/or building plans shown above is a composite of public information. Property configurations, property areas and boundaries are approximate.
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BWA BERNARDO | WILLS
ARCHITECTS PC

DRAFT: WORK IN PROGRESS

DRAFT: WORK IN
PROGRESS



DRAFT: WORK IN
PROGRESS

DRAFT: WORK IN PROGRESS



Scale: 1"= 40'-0" (11"x17")
1"= 20'-0" (22"x34")

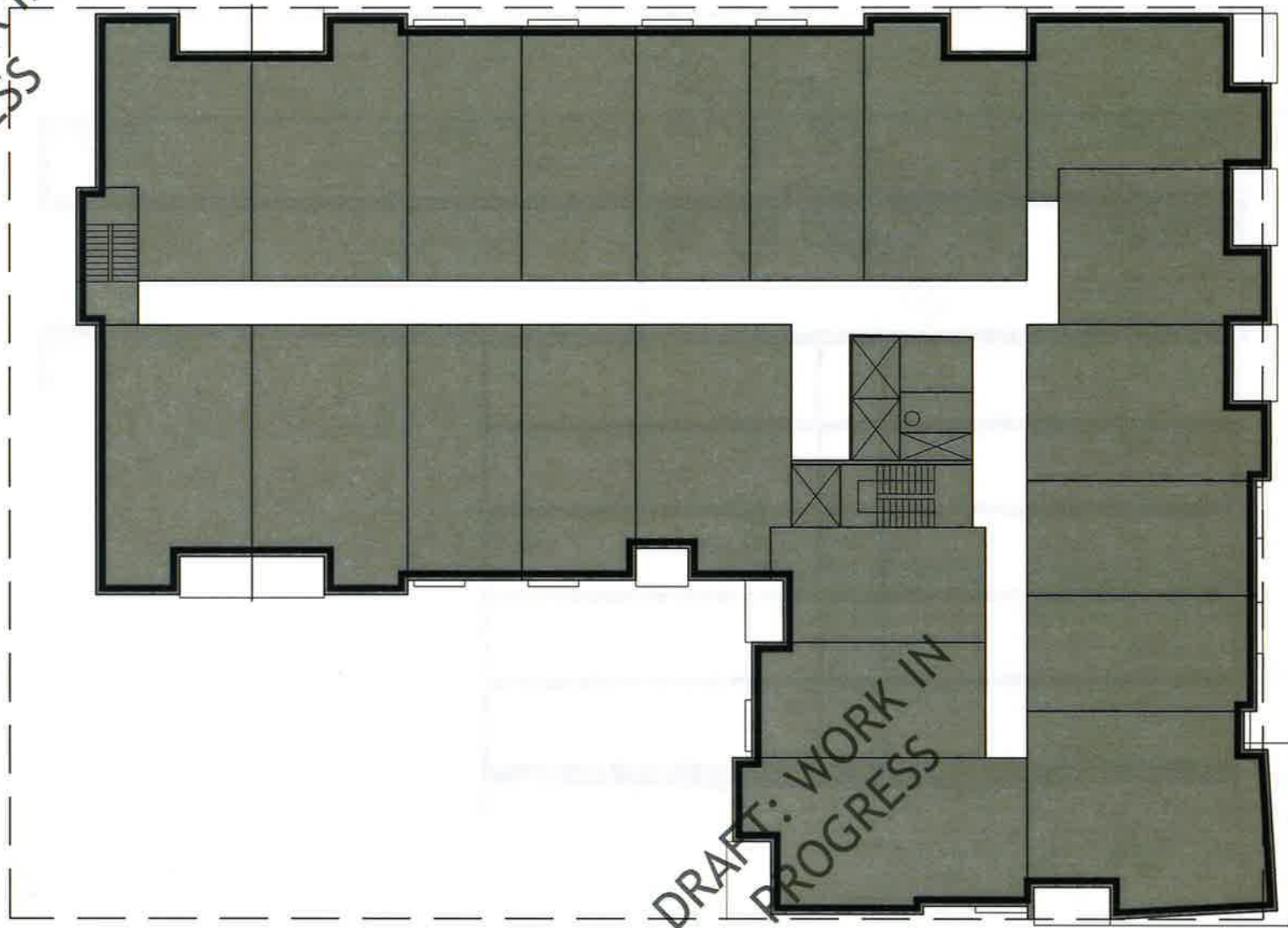
R1

Concept Floor Plan: 1st Residential Level
Upmqua Mixed-Use

214 W. Riverside, Spokane - WA 99201 | BWA: 17-319 | Schematic Design | September 23, 2018

BWA BERNARDO | WILLS
ARCHITECTS PC

DRAFT: WORK IN
PROGRESS



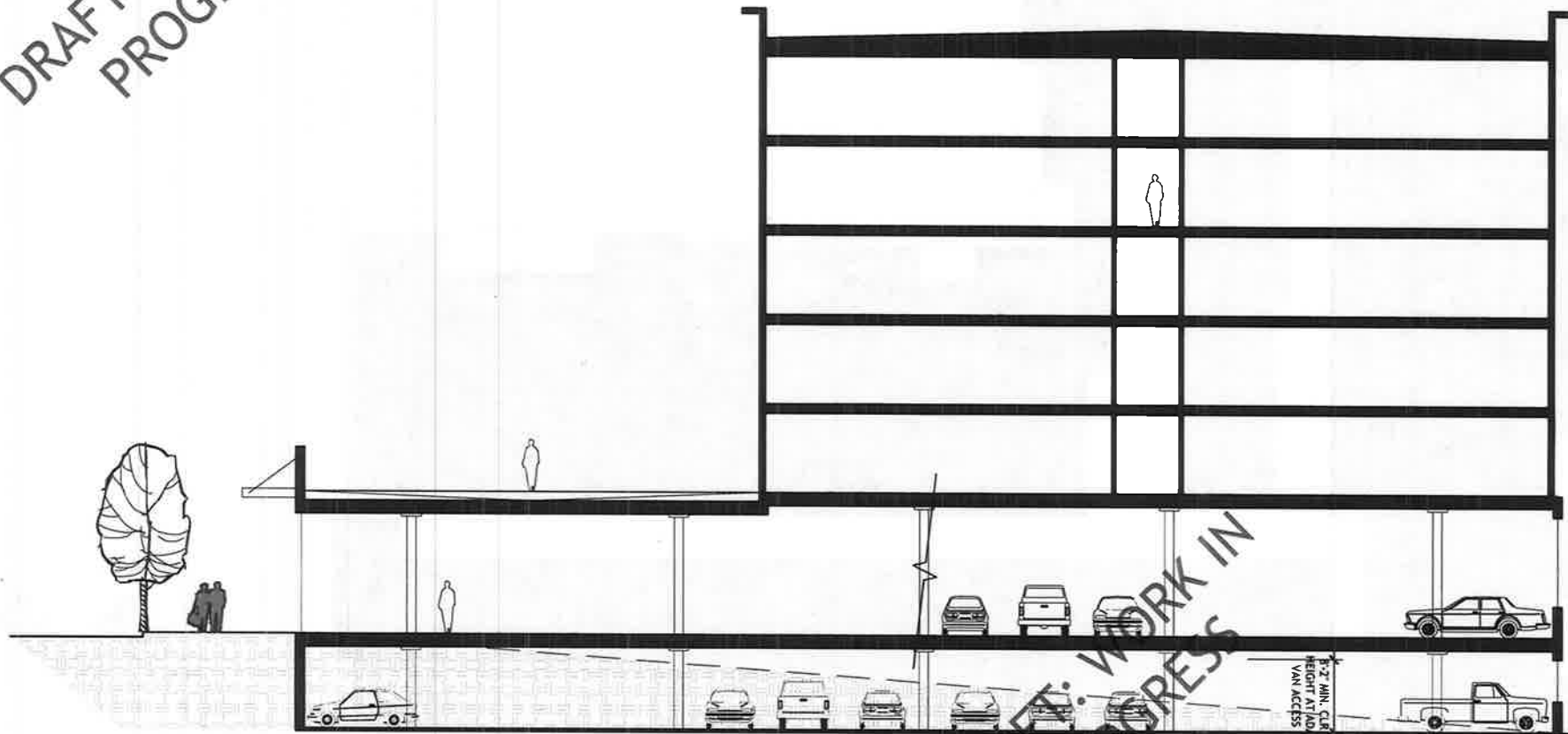
DRAFT: WORK IN PROGRESS

DRAFT: WORK IN
PROGRESS



Scale: 1"= 40'-0" (11"x17")
1"= 20'-0" (22"x34")

DRAFT: WORK IN
PROGRESS



DRAFT: WORK IN PROGRESS

S1 Concept Building Section Upmqua Mixed-Use

214 W. Riverside, Spokane - WA 99201 | BWA: 17-319 | Schematic Design | September 28, 2018

BWA BERNARDO | WILLS
ARCHITECTS PC

An architectural rendering of a modern multi-story residential building named 'Riverside Commons'. The building features a mix of white, grey, and brown facade panels and large windows. The name 'RIVERSIDE COMMONS' is written vertically on the left side of the building. The ground floor has large glass windows and entrances. People are shown walking on the sidewalk and standing near the entrances. There are trees and a street in the foreground.


Riverside Commons

A Blackfish Development

1st Design Review
November 2019

v1.0



 Context Map Perspective View
Scale: None

Project Summary

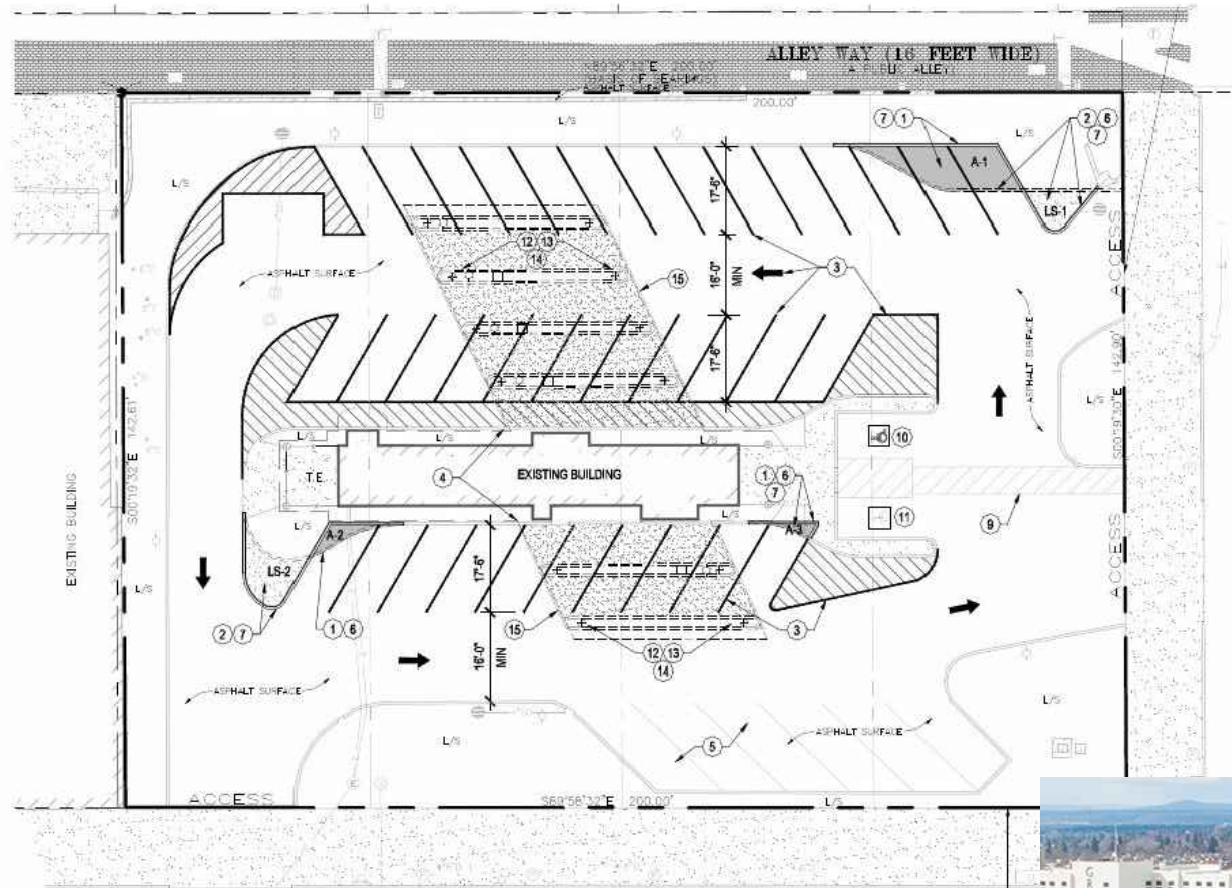
Responding to current and future market needs, the Riverside Commons will bring needed options for graduate-student housing in close proximity to the U-District, strengthening its vibrancy and growth. The project anticipates approximately 180 living units with ground-level retail and resident amenities, and is supported by onsite structured parking.

The goal of the Riverside Commons is to create a living environment for a collaborative community of students with diverse backgrounds and educational focuses to live, learn and thrive; supporting each other in their academic pursuits. Options for alternative and multi-modal transportation to education facilities, recreational, and cultural opportunities make the location ideal. The naturally-sloping site from Riverside down to the alley to the north creates opportunity for cost effective parking beneath the building. Tragically underutilized for a downtown property, the proposed development will contribute to the rich social fabric of the area; bringing a resident population to support the many restaurants, bars, clubs, markets, and other nearby entertainment and cultural offerings.

As envisioned, the proposal is wholly supported by the goals and policies of the Comprehensive Plan and the Downtown Plan by realizing opportunities to:

- Redevelop existing downtown vacant and/or historically underutilized land inventory
- Remove surface parking and asphalt paving by providing structured parking
- Promote use of alternative and multi-modal transportation options
- Provide housing choices within the downtown zones
- Add development density to downtown

No design departures are anticipated at this time.



Canopy Demolition and Striping Plan (Existing Condition)

Scale: None



Market-Rate Housing

Scale: None

Design Evolution

Since Umpqua Bank sold the property, several options to redevelop the property have been explored:

Office & Surface Parking

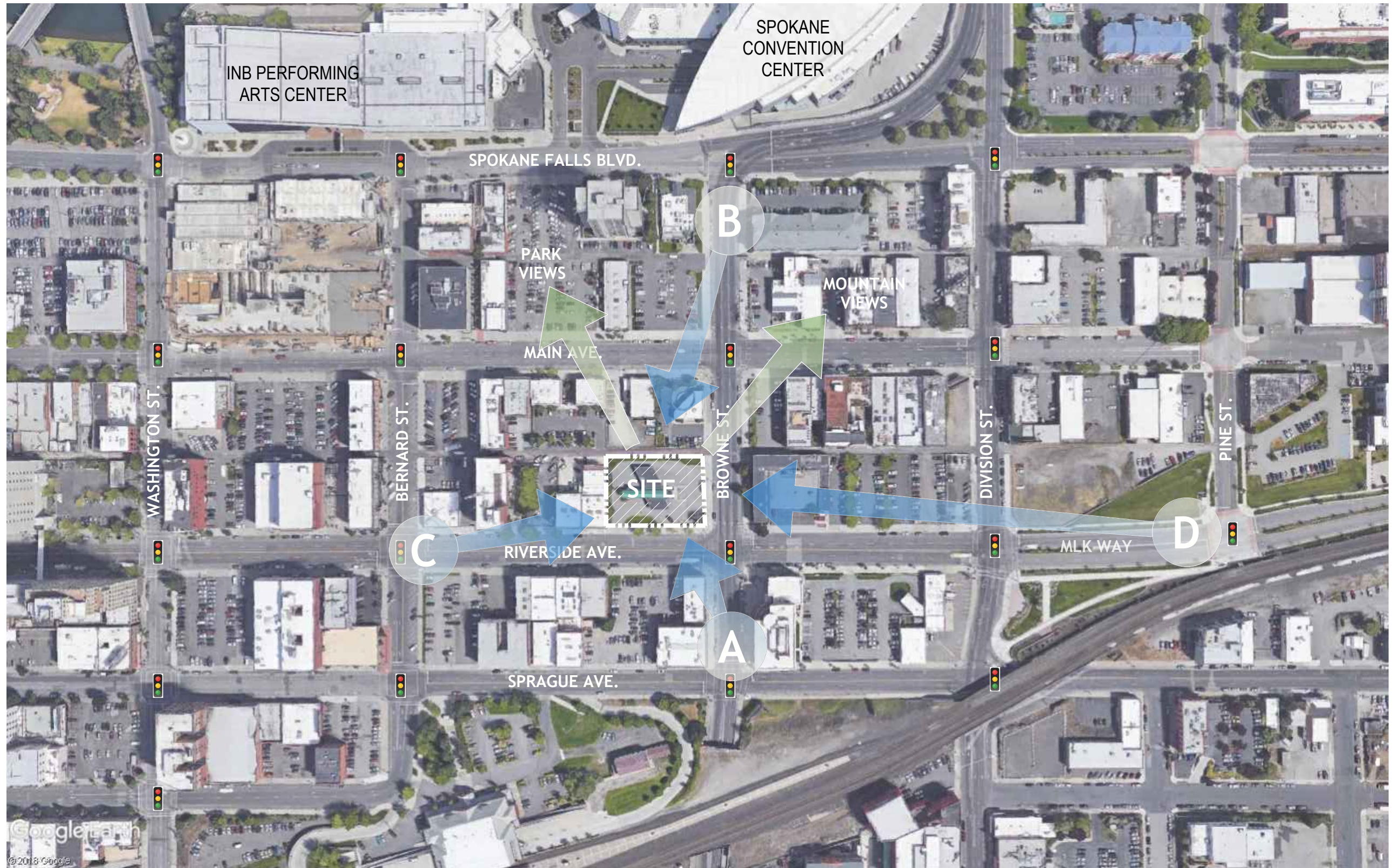
Initially, the current landowners envisioned the reuse of the old bank building as an office. By removing the bank drive-thru canopy, the existing paving could be striped to support the office and for monthly parking. This is the existing condition of the site today.

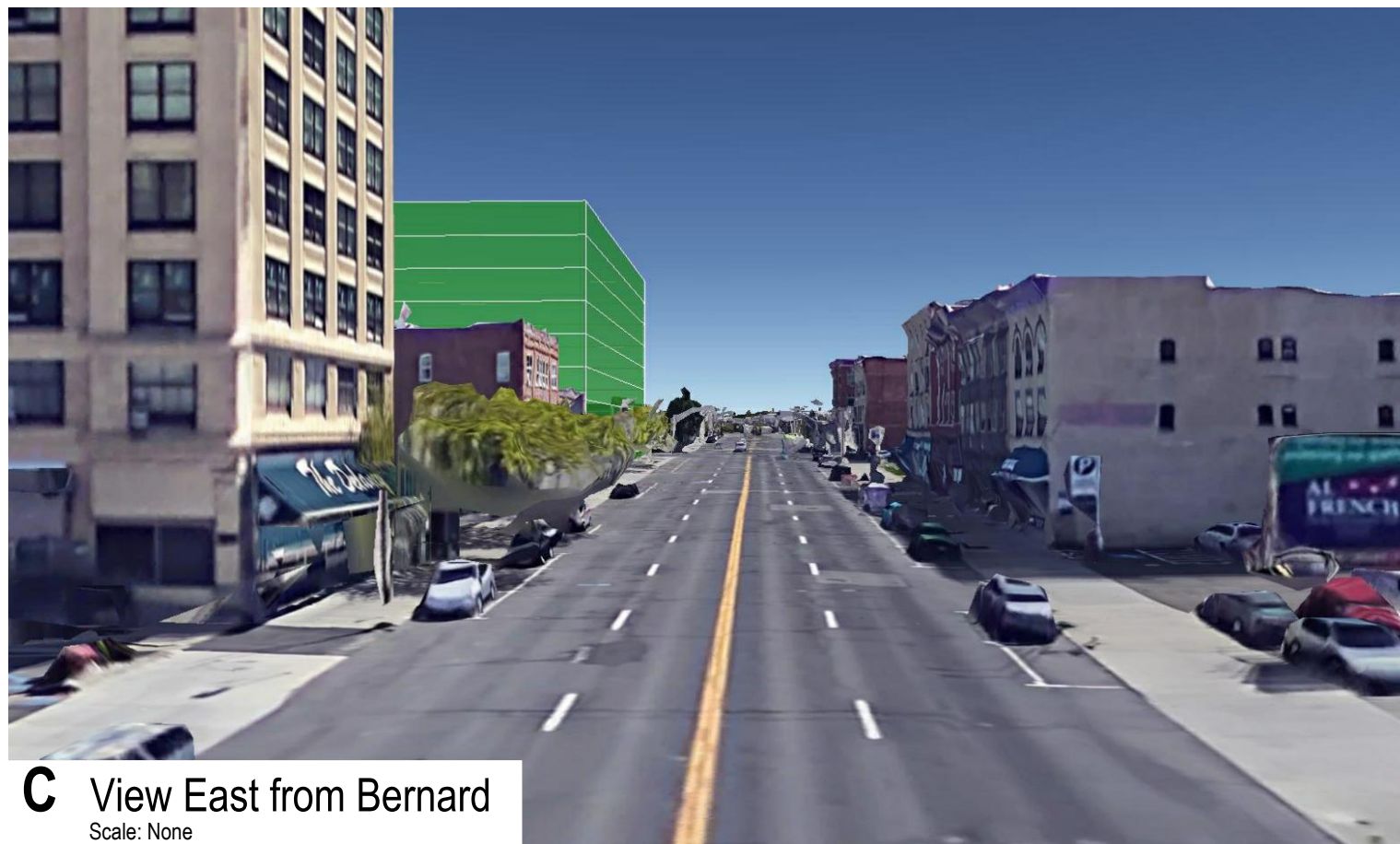
Market-Rate Housing

Realizing that re-purposed office and monthly parking left the property underutilized, the current landowners sought a more ambitious project that would help enliven Spokane and elevate the area through development of urban housing. The envisioned market-rate housing generated tremendous excitement, but did not fully capitalize on one of the area's greatest assets: its proximity to the U-District.

Graduate Housing

Recognizing the still greater opportunity of the site and location, the proposal seeks to promote synergy between housing options and the U-District. Graduate housing will have significant positive impacts to this end. Its impacts, however, will reach far beyond the project by invigorating growth and spurring additional investment into Downtown; and is the focus of this proposal.







North
Riverside Ave. (two-way street)

South

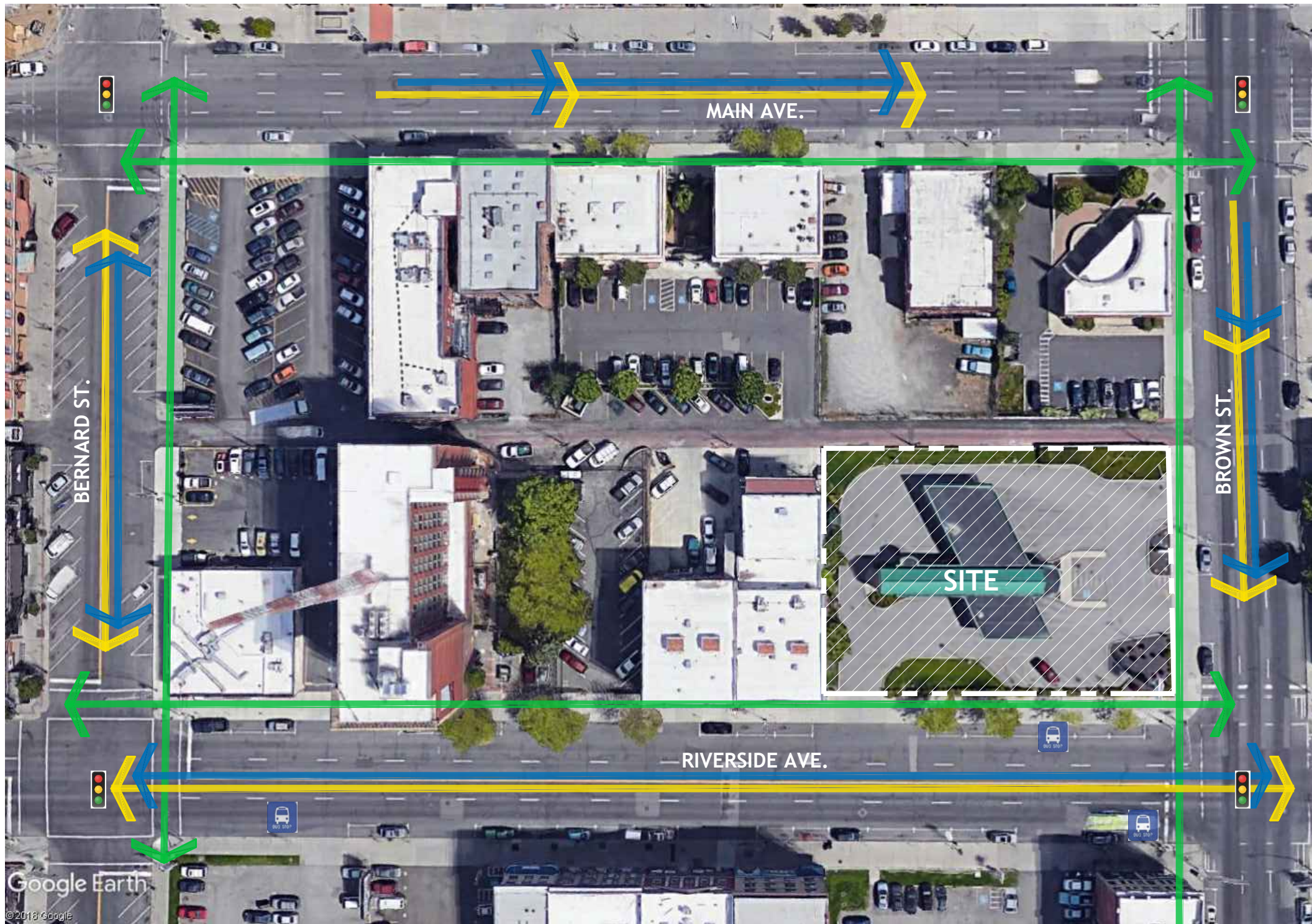





East
Browne St. (one-way street, southbound)





West





 **Site Analysis (EXISTING CONDITIONS)**
Scale: None

Legend

-  Existing pedestrian circulation pattern
-  Existing bicycle circulation pattern
-  Existing auto circulation pattern
-  Existing bus stop

Property Summary

The subject property is comprised of the lot(s) below:

| PARCEL ADDRESS | PARCEL NUMBER | ZONING / LAND USE |
|----------------------|---------------|-------------------|
| 206 W Riverside Ave. | 35184.0918 | Downtown (DTG) |
| 214 W Riverside Ave. | 35184.0917 | Downtown (DTG) |

Downtown General (DTG)

The downtown general zoning category is a mixed-use use category applied within a large area of the downtown. This is a high-density, mixed-use area in which community-serving retail uses are encouraged, especially at street level; and residential and office uses are encouraged, especially as part of a mixed-use building. A very wide range of uses are allowed. New auto-oriented or intensive industrial uses are discouraged or not allowed.

Project Overview

Project Area: ±28,750 sf / 0.66 acres

Setbacks: None

Building Area:

- a. Alley Level: ± 27,000 sf
- b. Main Level: ± 23,500 sf
- c. Residential: ±24,500 sf x 7 stories = ±171,500 sf
- Total Building Area: ±222,000 sf

Max. F.A.R.:

6x lot

F.A.R. [1]:

±0.22

Max. Height:

Feet = None / Stories = 12

Proposed Height:

85-feet / 8 stories

Parking:

Not Required. ±130 structured stalls proposed

Notes

[1] FAR assumes 6,500 sf of main level non-residential uses. 7 stories residential and structured parking areas not included in FAR calculation per SMC T17C.124-2[2]. Does not include deduction for vertical circulation and mechanical spaces.



Project Overview

Project Area: ±28,750 sf / 0.66 acres
 Setbacks: None
 Building Area:
 a. Alley Level: ±27,000 sf
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MAX. F.A.R.: 6x lot
 F.A.R. [1]: ±0.22
 Max. Height: Feet = None / Stories = 12
 Proposed Height: 85-feet / 8 stories
 Parking: Not Required. ±130 structured stalls proposed

Notes

[1] FAR assumes 6,500 sf of main level non-residential uses. 7 stories residential and structured parking areas not included in FAR calculation per SMC T17C.124-2[2]. Does not include deduction for vertical circulation and mechanical spaces.











