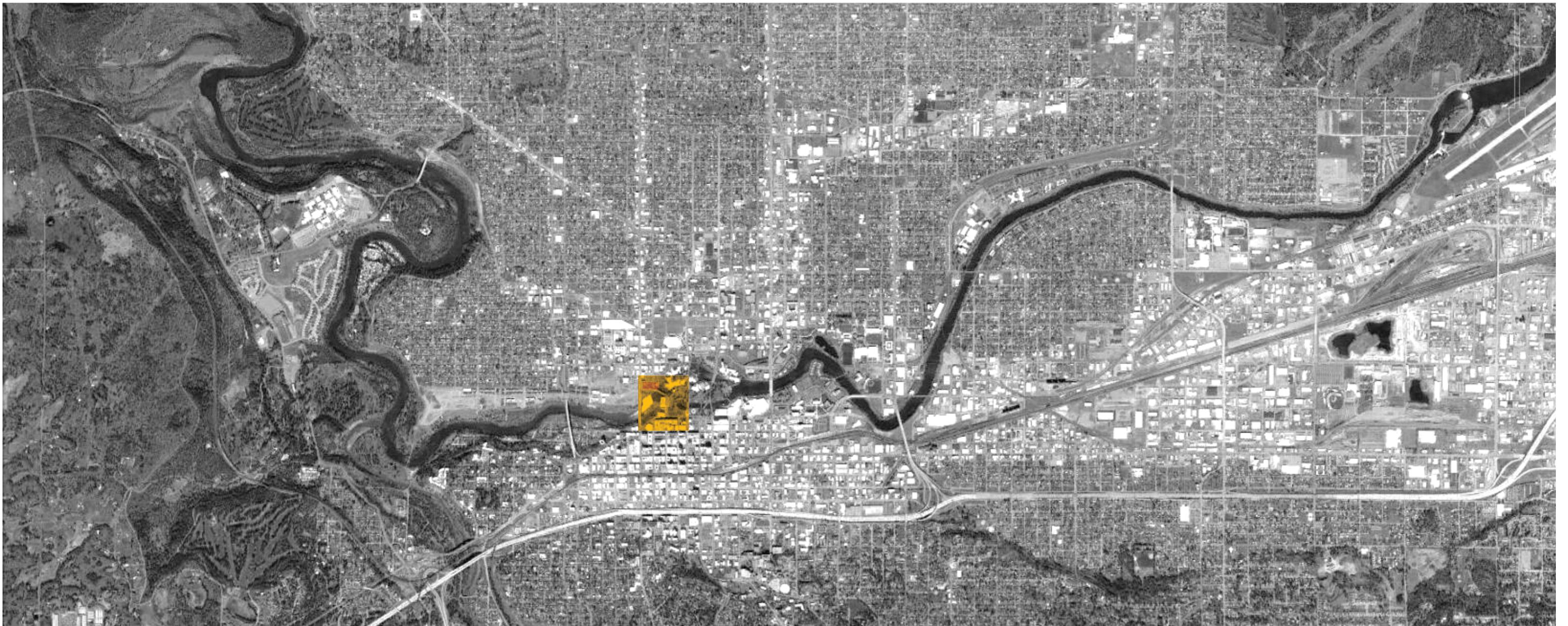


City of Spokane

North Bank / Bosch Lot Feasibility Study

3 February 2017 - FINAL DRAFT



PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC



City of Spokane

North Bank / Bosch Lot Feasibility Study

1	COVER
2	TABLE OF CONTENTS
3	HISTORICAL CONTEXT
4	CONTEXT PHOTOS
5	CONTEXT PHOTOS
6	CONTEXT PHOTOS
7	CONTEXT PHOTOS
8	NORTH BANK / BOSCH LOT - OBJECTIVES
9	URBAN CONTEXT
10	VICINITY MAP
11	VICINITY DIAGRAMS
12	VICINITY DIAGRAMS
13	VICINITY DIAGRAMS
14	VICINITY DIAGRAMS
15	VICINITY DIAGRAMS
16	LAND ACQUISITION DIAGRAMS
17	SCOPE
18	ZONING ASSUMPTIONS
19	PARKING STUDY - OPTION 1
20	PARKING STUDY - OPTION 2
21	PARKING STUDY - OPTION 3
22	CONCEPTUAL SITE PLAN
23	SITEPLAN - ARTICULATION
24	CONCEPTUAL N/S SITE SECTION
25	CONCEPTUAL RENDERING
26	CONCEPTUAL RENDERING
27	ARCHITECTURAL MATERIAL
28	LANDSCAPE MATERIAL
29	NORTH BANK / BOSCH LOT - ACTIONS
30	PROJECT TEAM
31	THE FRONT SLC IMAGES
32	PROCESS

Confidentiality Notice:

This document is confidential and intended only for the person(s) indicated. Please do not distribute without the express permission of BWA Architects.

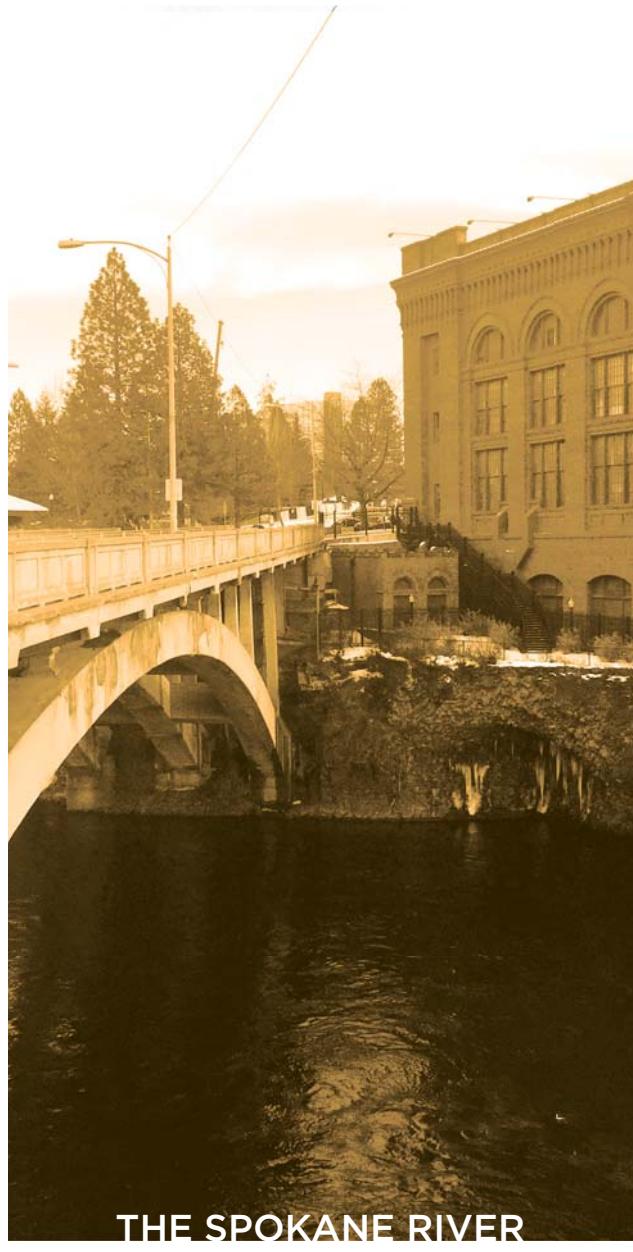


PARALLE//INES + HANNAH VAUGHN, RA

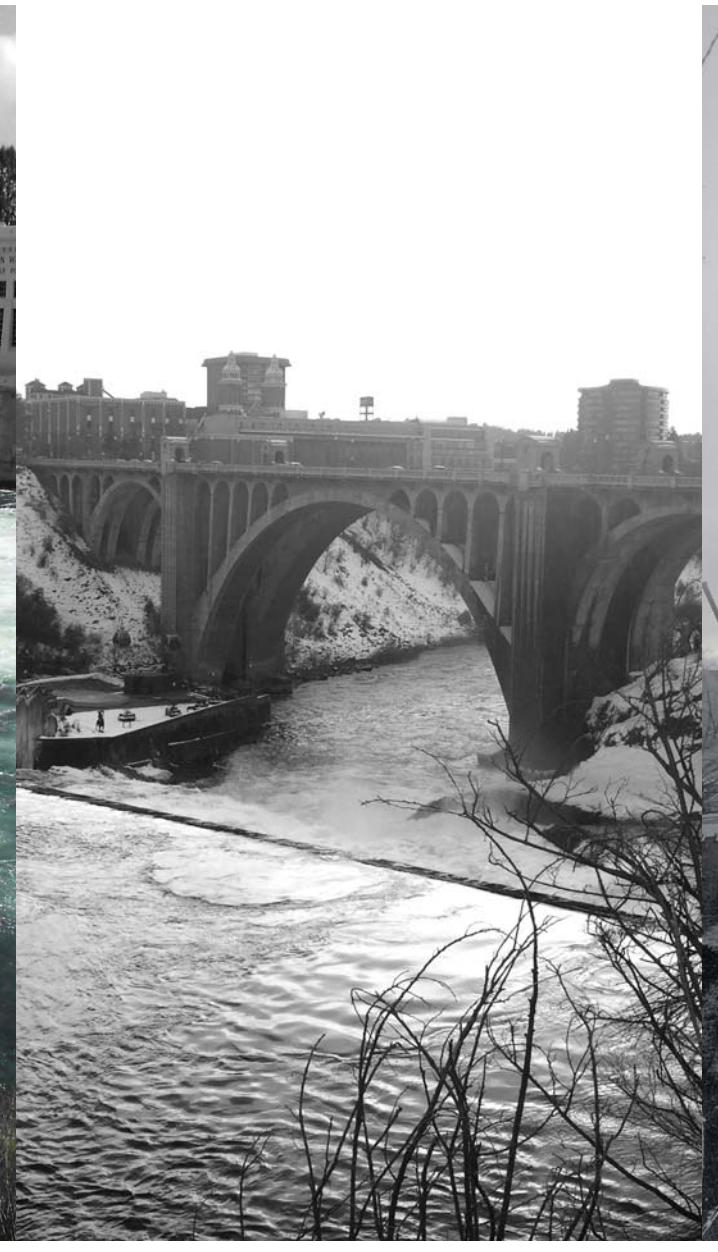
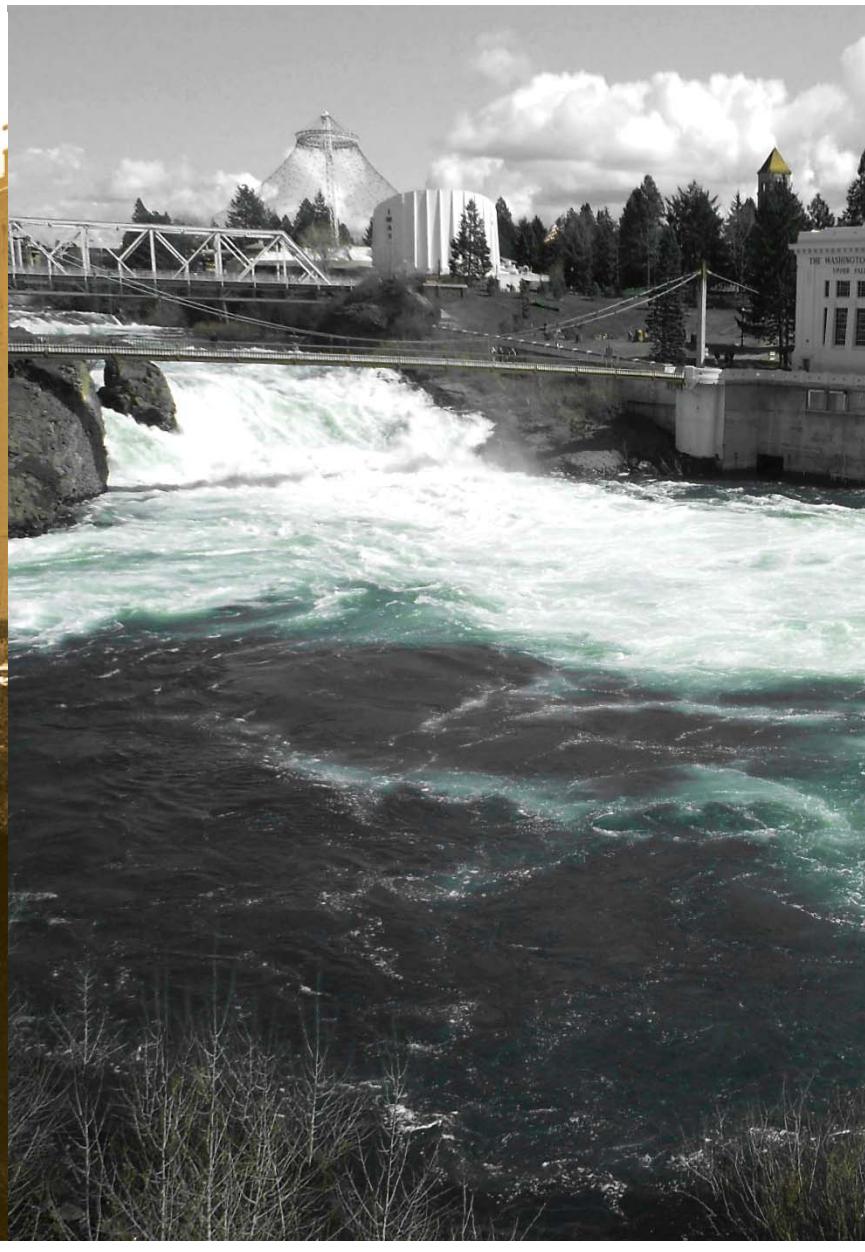
B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Historical Context



THE SPOKANE RIVER

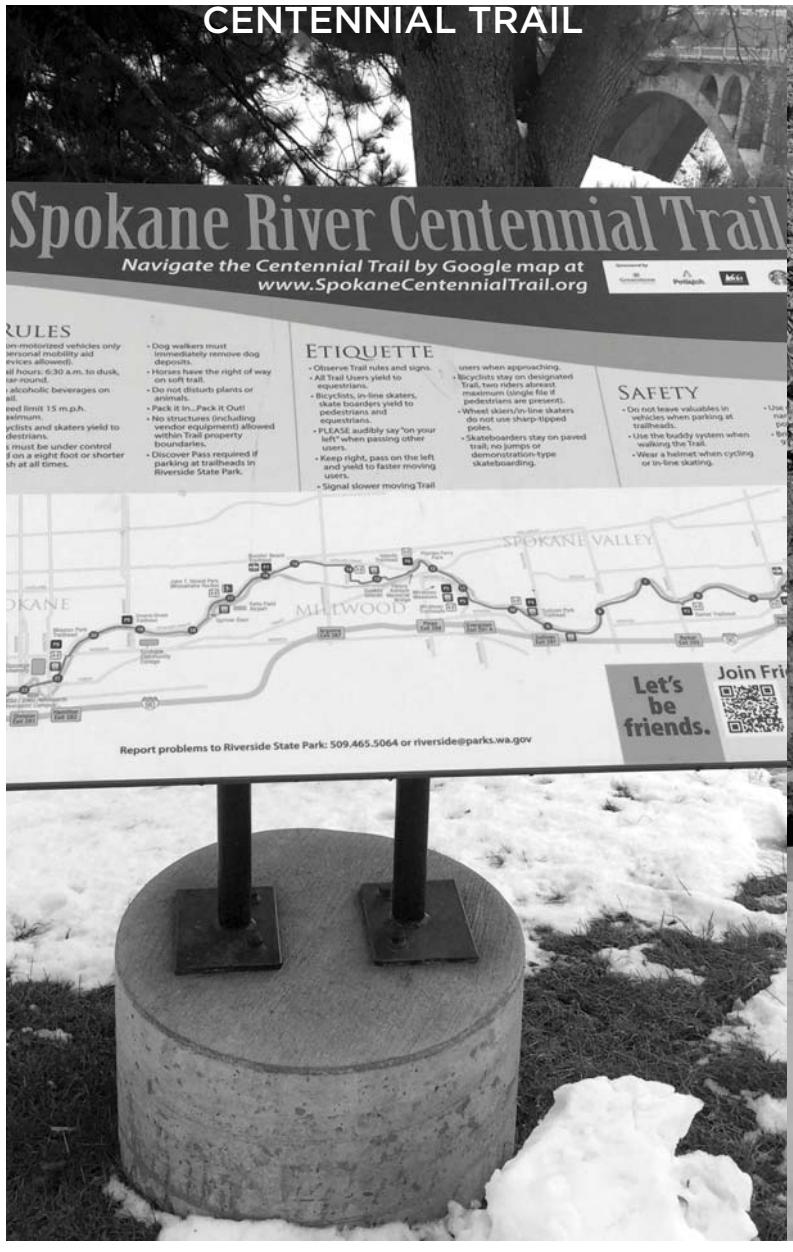


PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Context Photos



VETERAN'S PARK



CSO TANK INSTALLATION

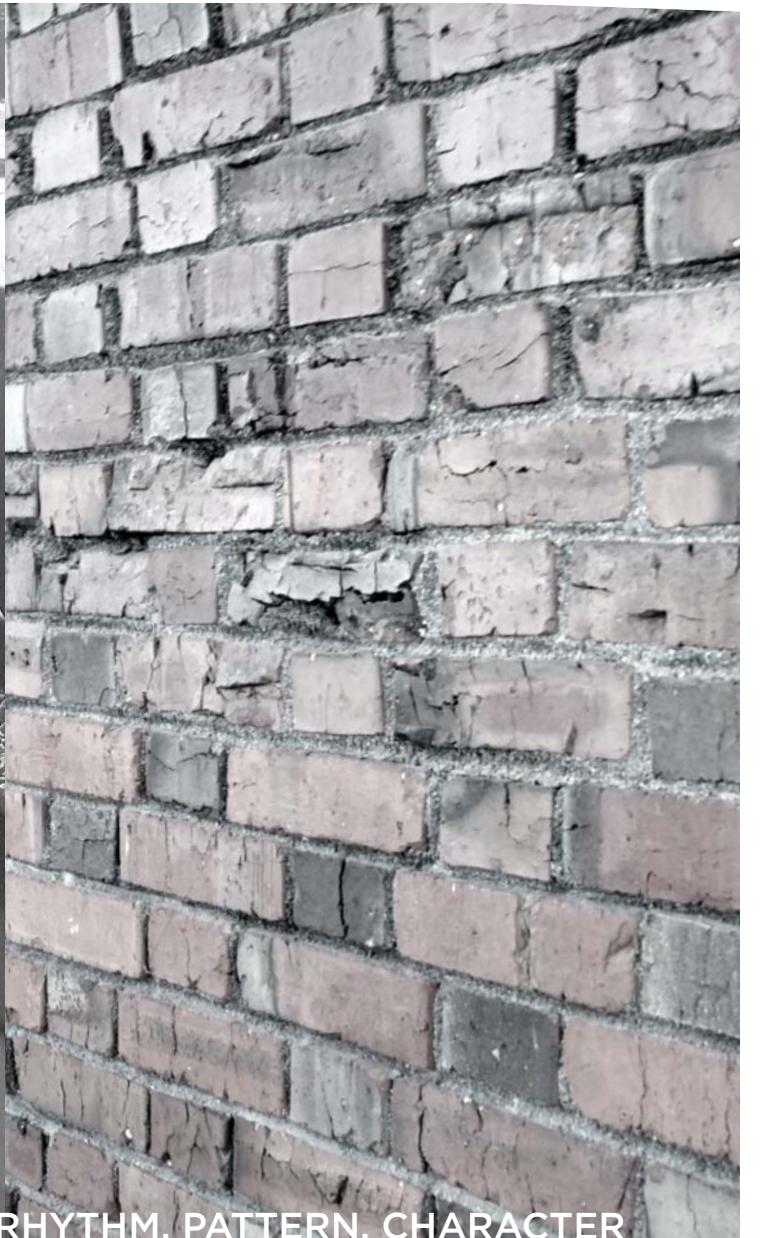
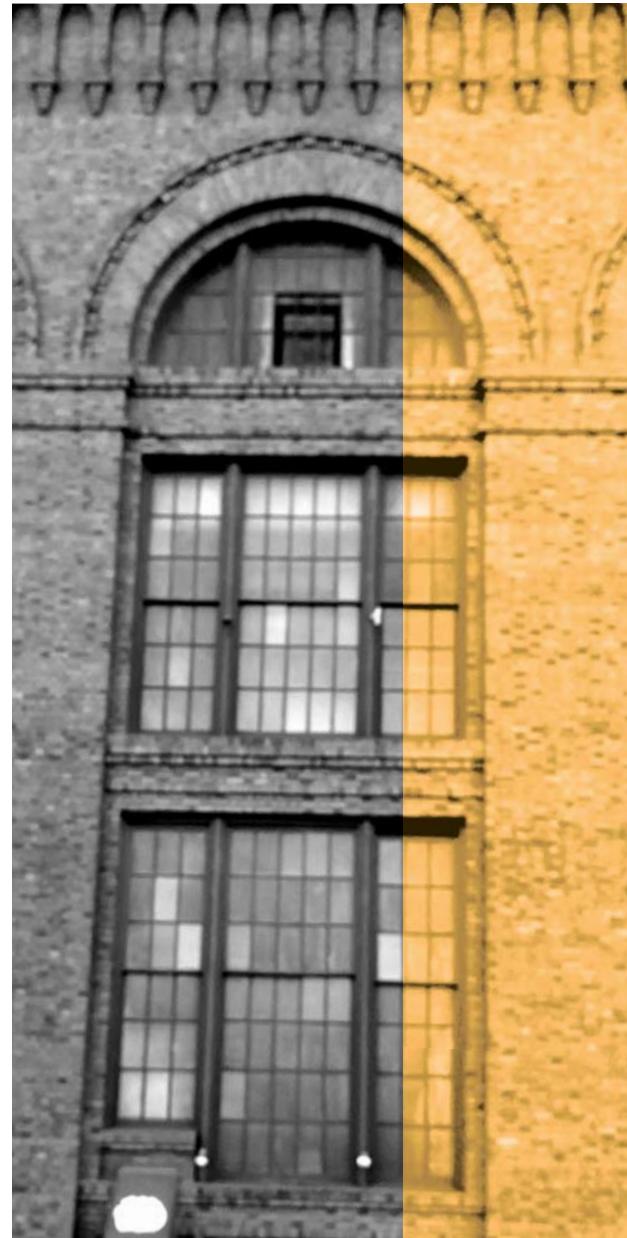


PARALLELINES + HANNAH VAUGHN, RA



FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Context Photos



MATERIAL. RHYTHM. PATTERN. CHARACTER



PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Context Photos



PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Context Photos

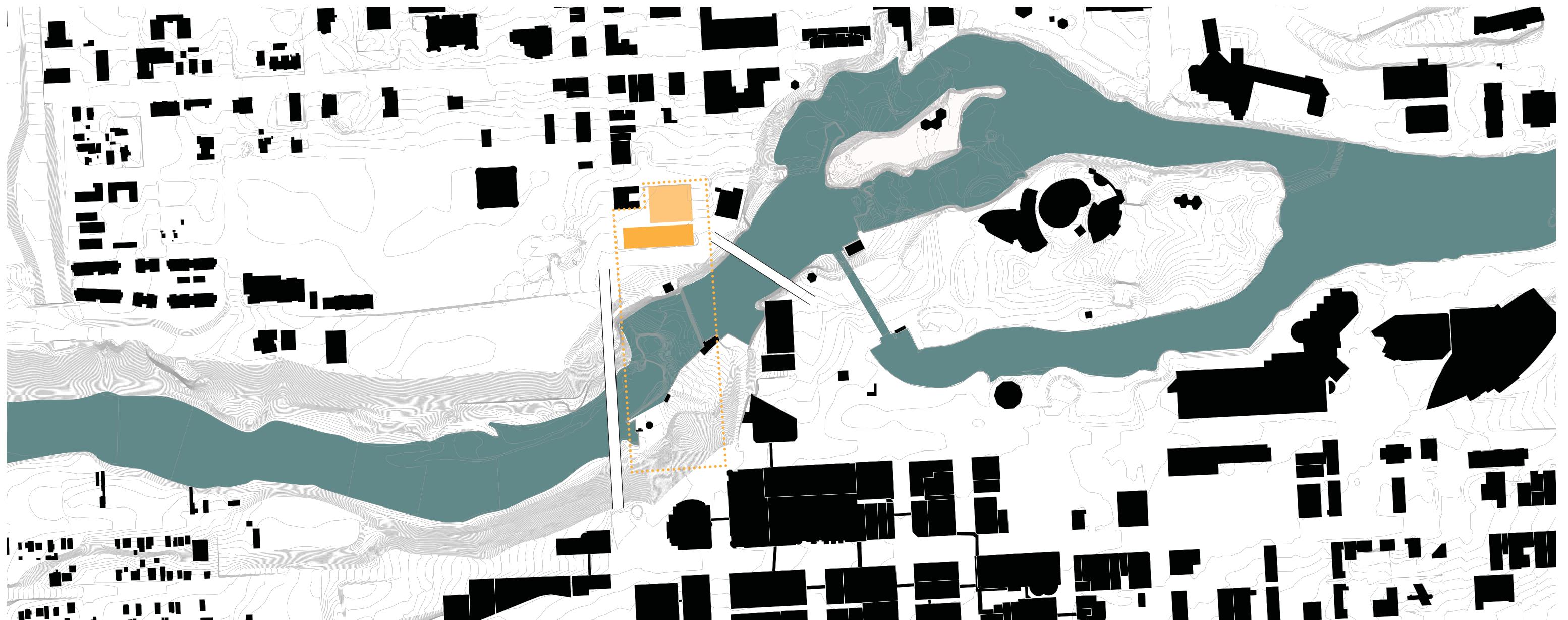
"The activation and integration of key properties on the North Bank is a high priority of the City's new Strategic Development Plan. The Bosch Lot and Bridge Avenue right of way presents one of the best opportunities for the City to transform underutilized property into an incredible City asset."

- *The City of Spokane*

NORTH BANK / BOSCH LOT - OBJECTIVES

1. A public trail-head for the Downtown Centennial Trail and Gorge Loop Trail
2. A new Northeast entry to Riverfront Park
3. A phenomenal overlook for the Falls and integration with Veteran's Park
4. A climbing gym/facility as envisioned by the Riverfront Master Plan
5. Additional parking to support items 1-4

*Strategic outcomes per the City of Spokane North Bank - Bosch Lot Briefing Paper

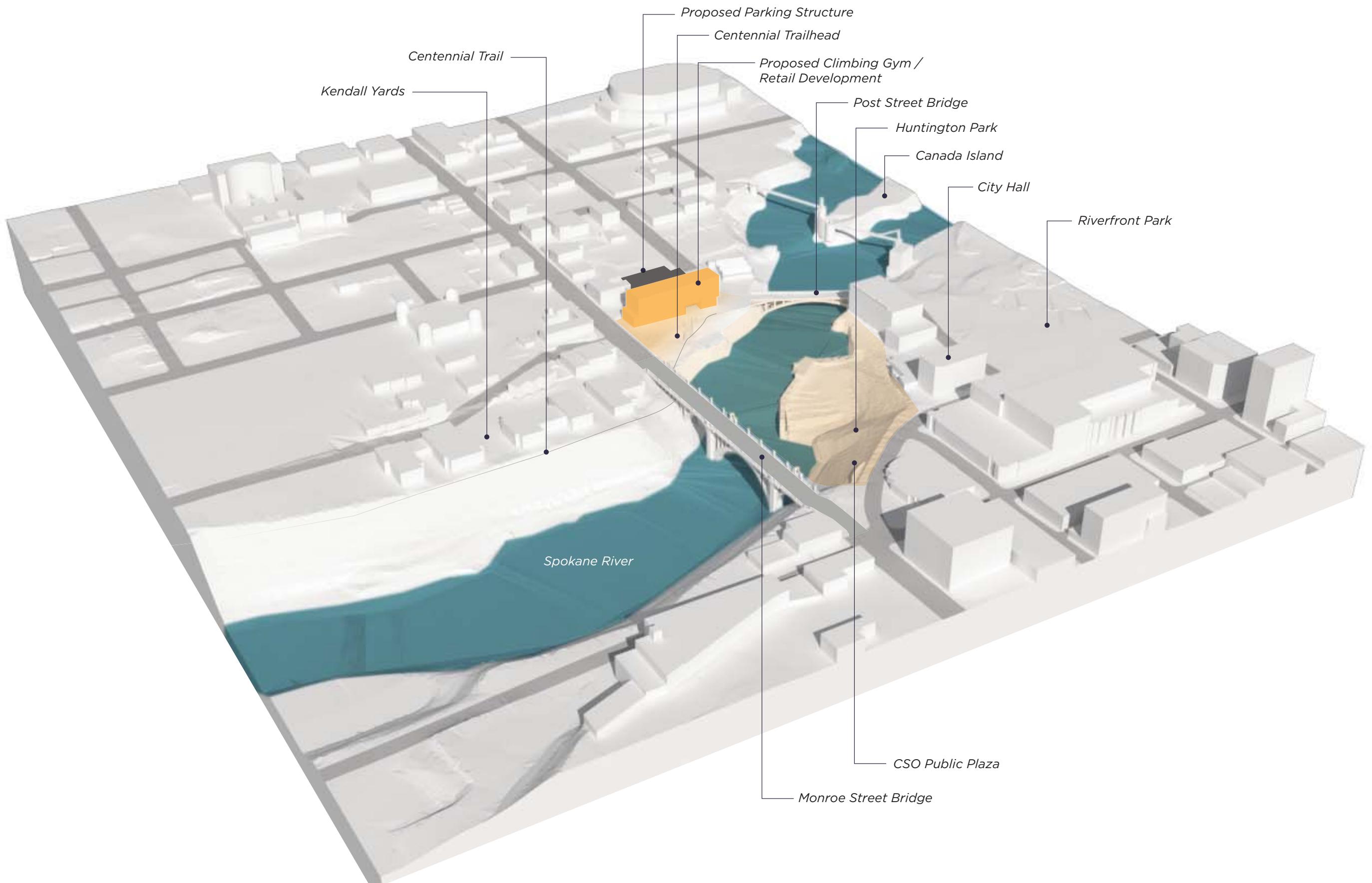


PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Urban Context



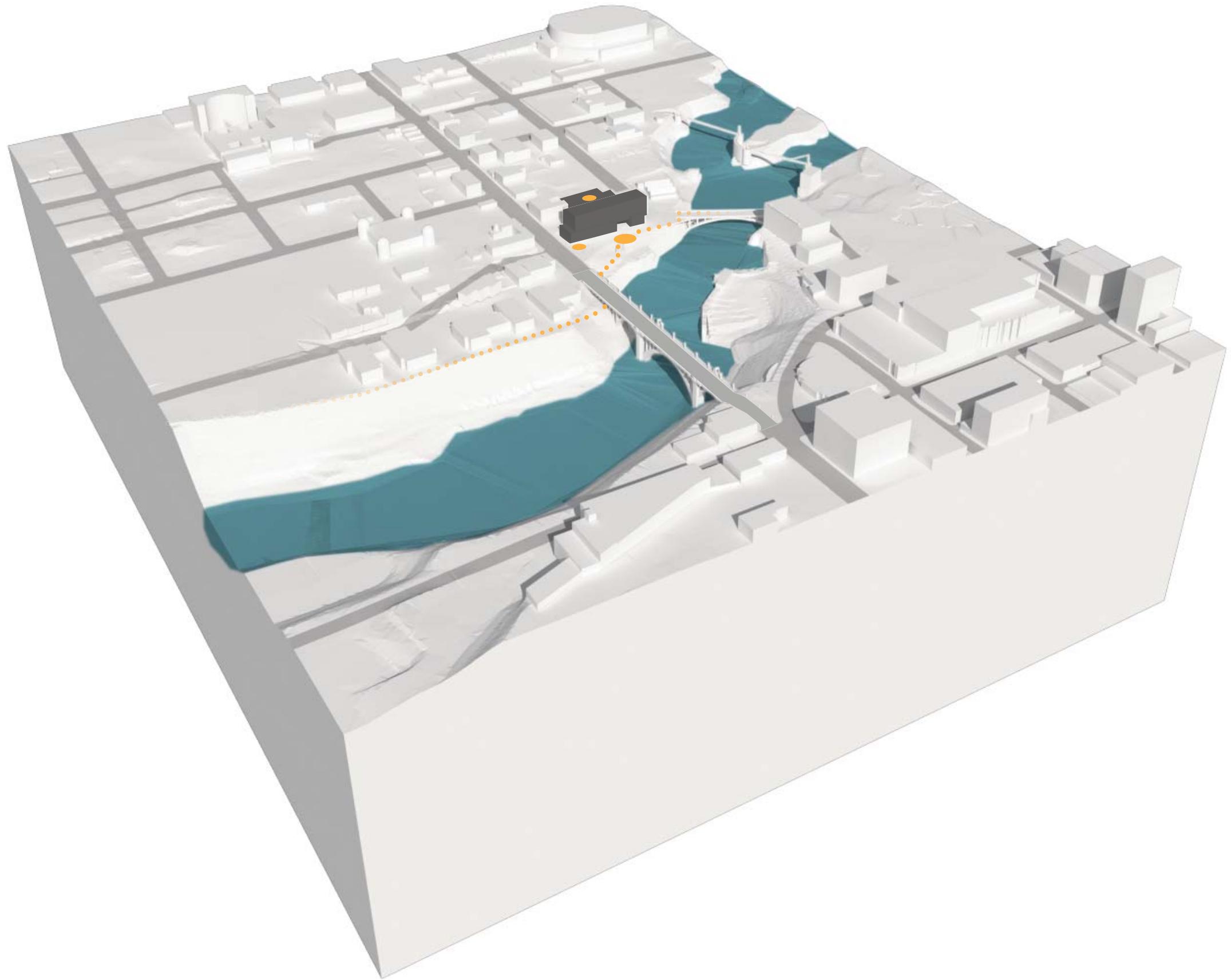
PARALLE//INES + HANNA VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Vicinity Map

10



PUBLIC TRAILHEAD

// TRAILHEAD

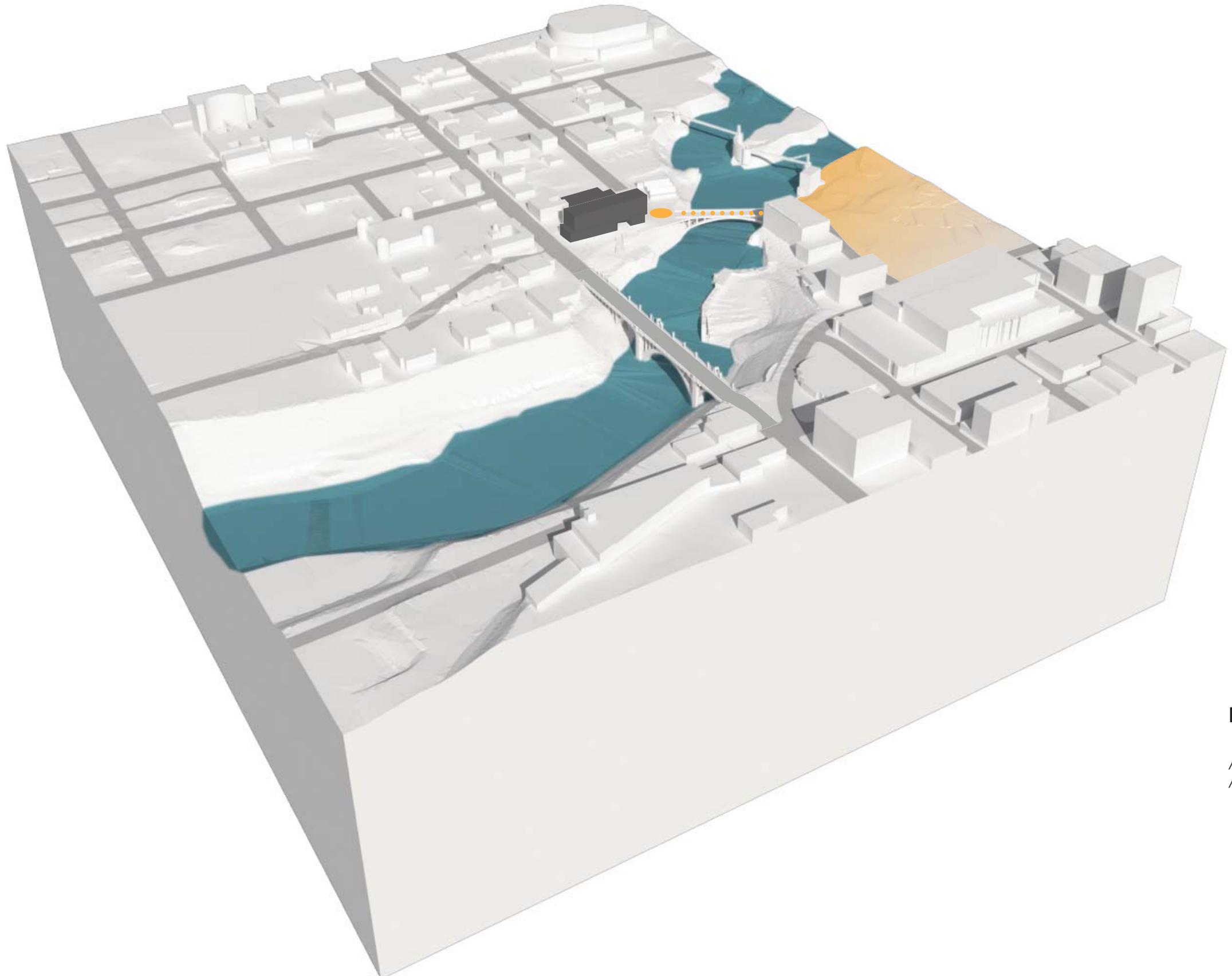


PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Vicinity Diagrams



NORTHWEST ENTRY TO RIVERFRONT PARK

// CONNECTIVITY OF URBAN GREENSPACES
// SUPPORTS ACCESS TO PUBLIC SPACES

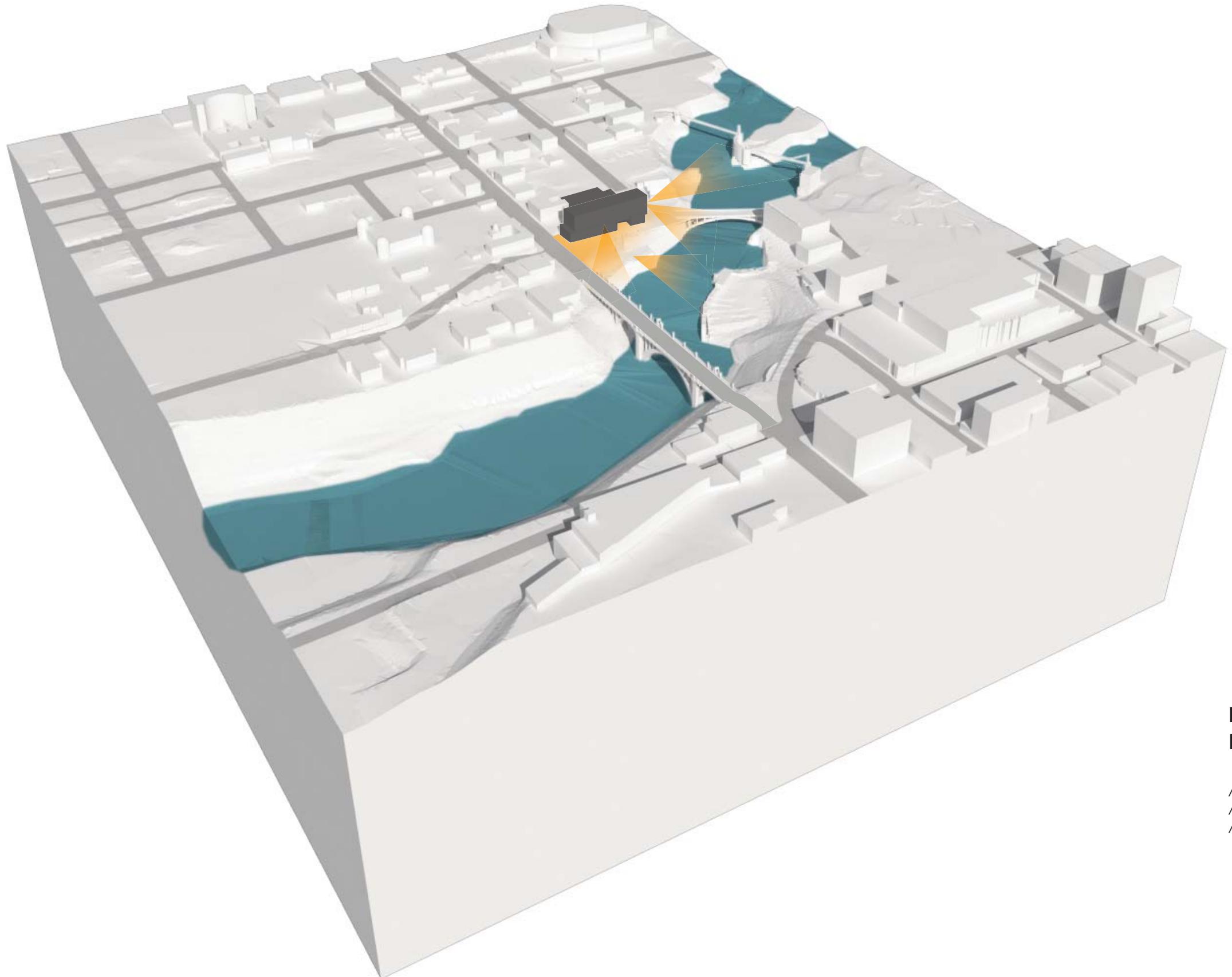


PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Vicinity Diagrams



FALLS OVERLOOK + INTEGRATION TO VETERAN'S PARK

// ACTIVATES RIVERFRONT
// BRINGS ATTENTION TO NATURAL AMENITY
// AMPLIFIES URBAN VISTA

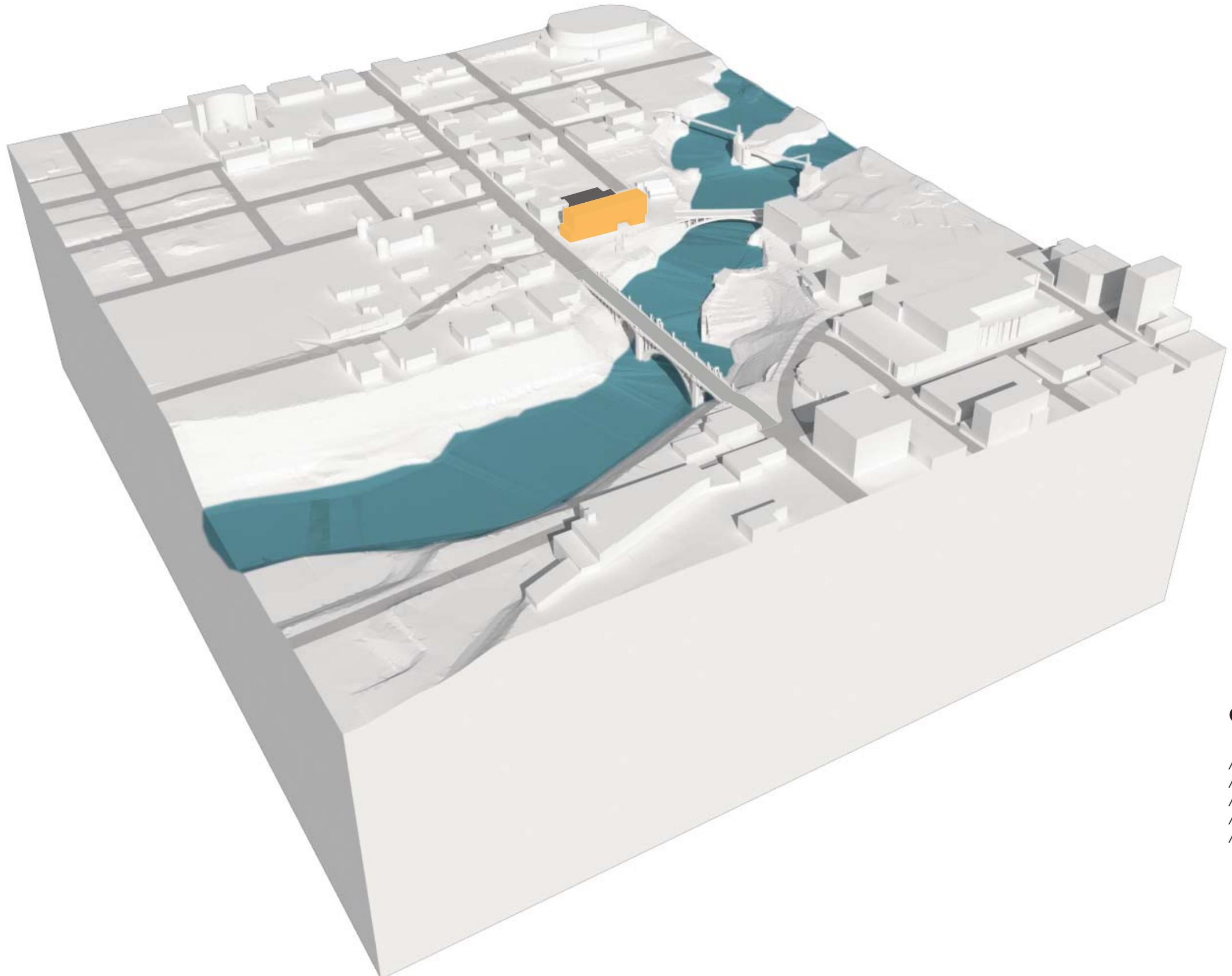


PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Vicinity Diagrams



CLIMBING GYM + RETAIL FACILITY

- // RECREATIONAL AMENITY
- // ACTIVATION OF RIVERFRONT
- // SUPPORTS PEDESTRIAN TRAFFIC
- // COMPLEMENTS TRAILHEAD ACTIVITY
- // GATEWAY TO RIVERFRONT PARK



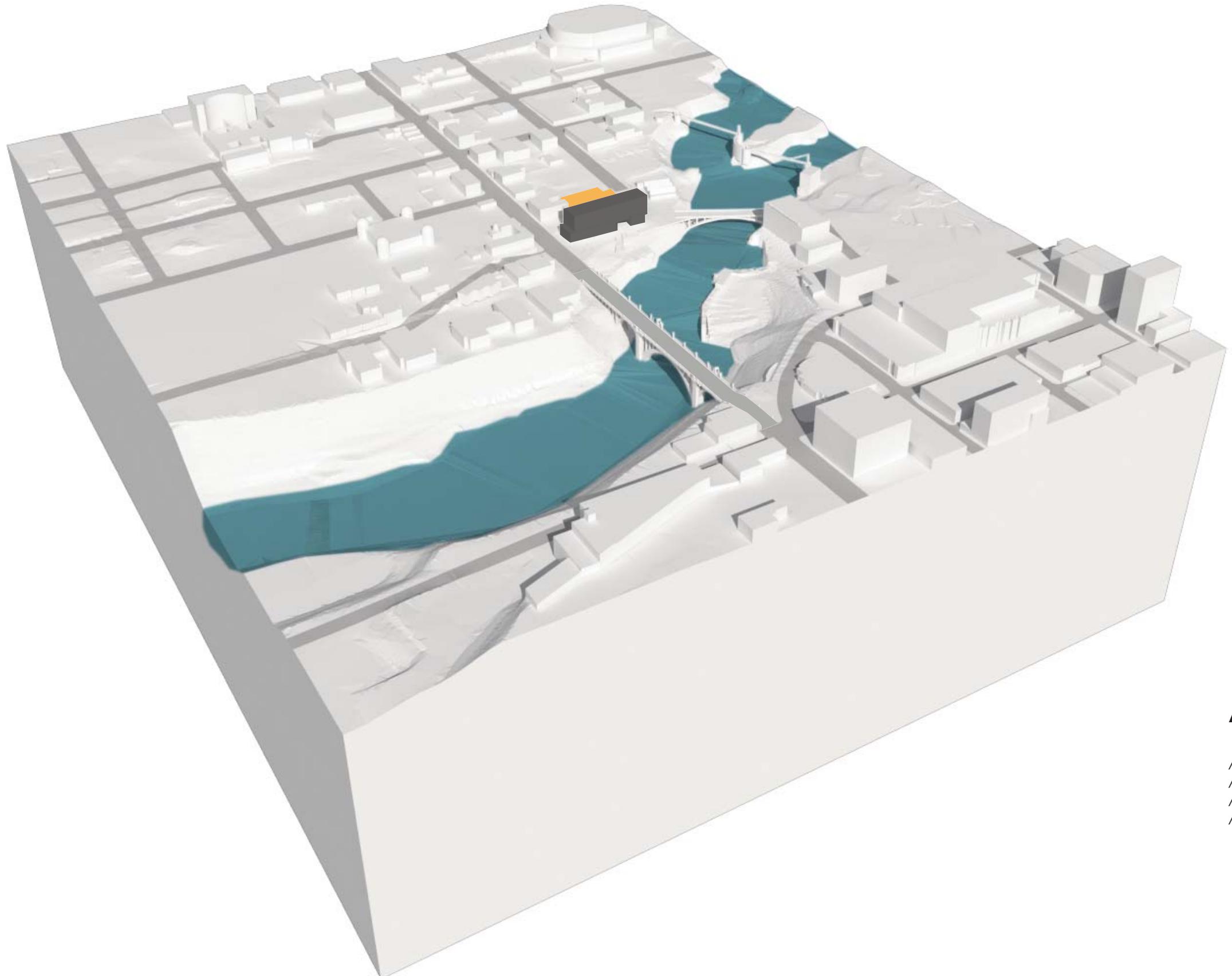
PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Vicinity Diagrams

14



ADDITIONAL PARKING

- // TRAIL HEAD PARKING
- // CLIMBING GYM PARKING
- // POTENTIAL PARKING REVENUE
- // SHARED USE

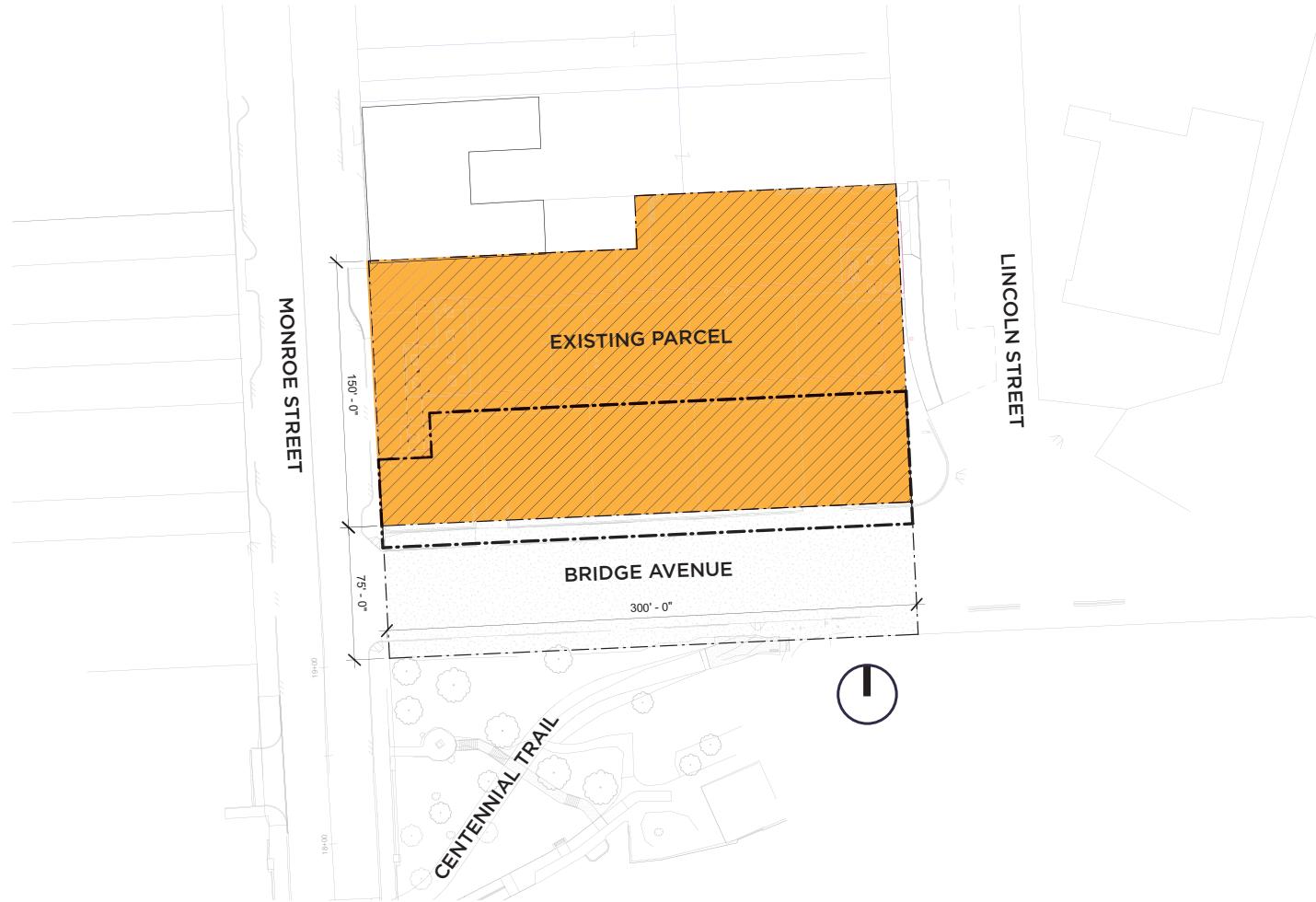


PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

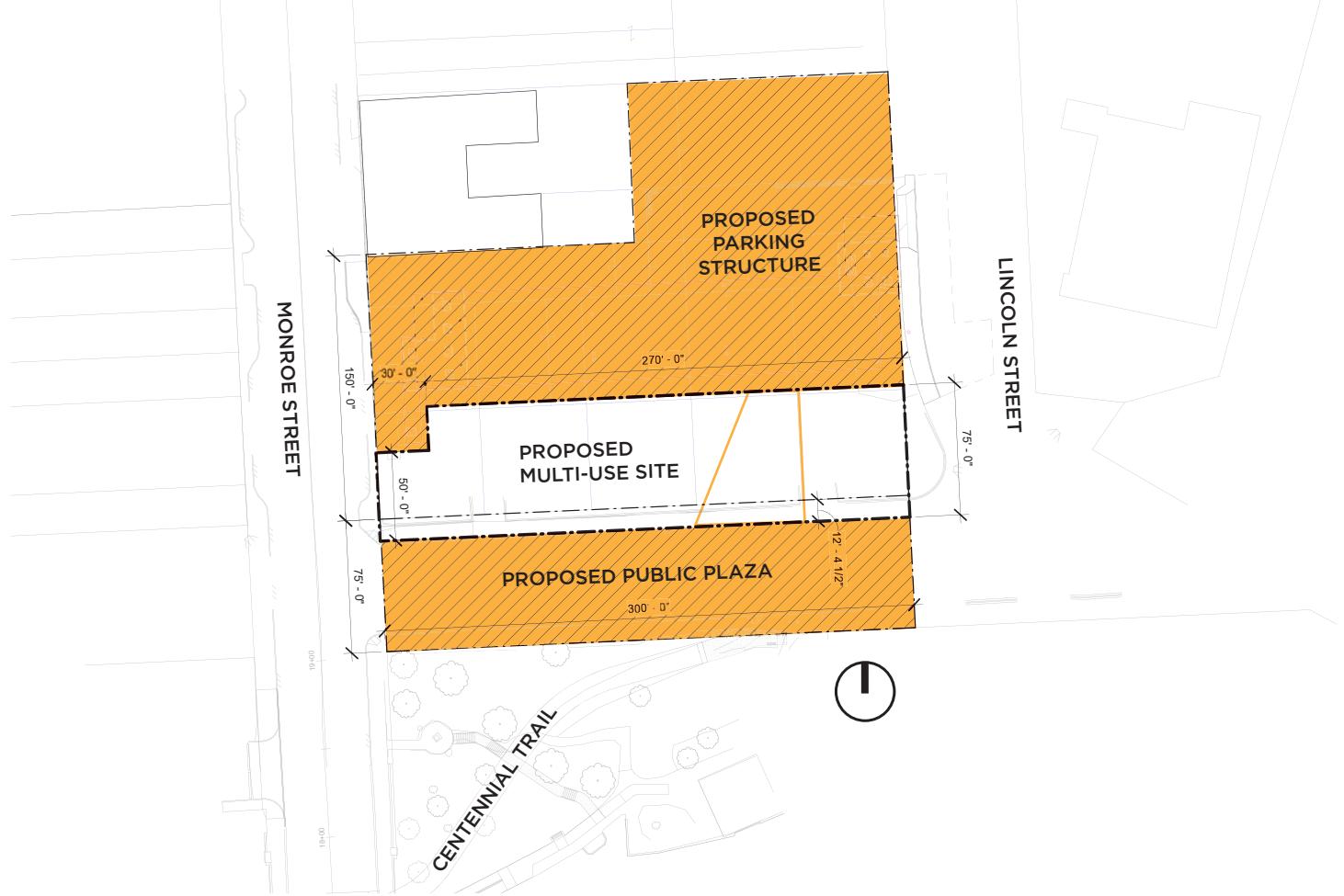
FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Vicinity Diagrams



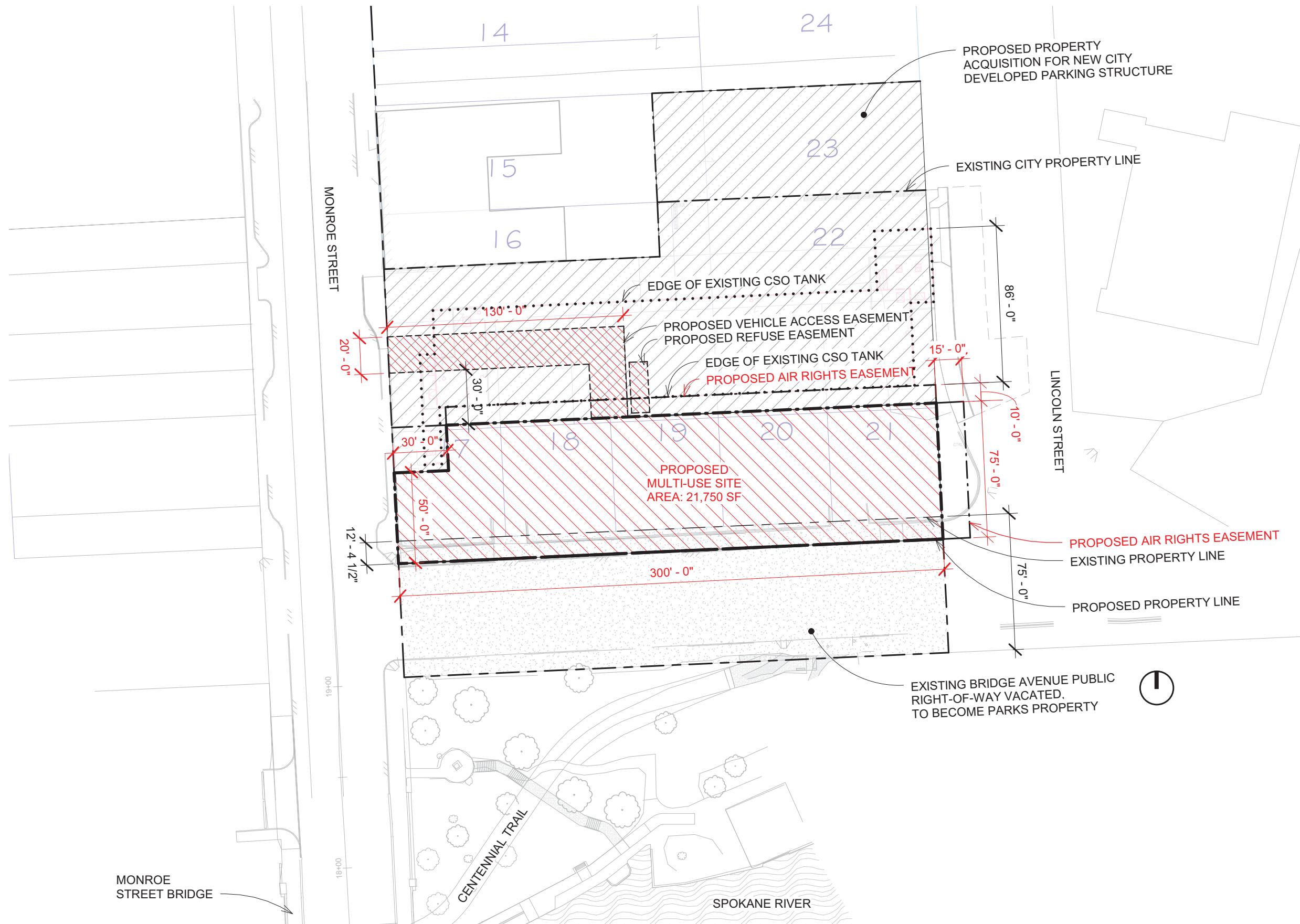
EXISTING CONDITION

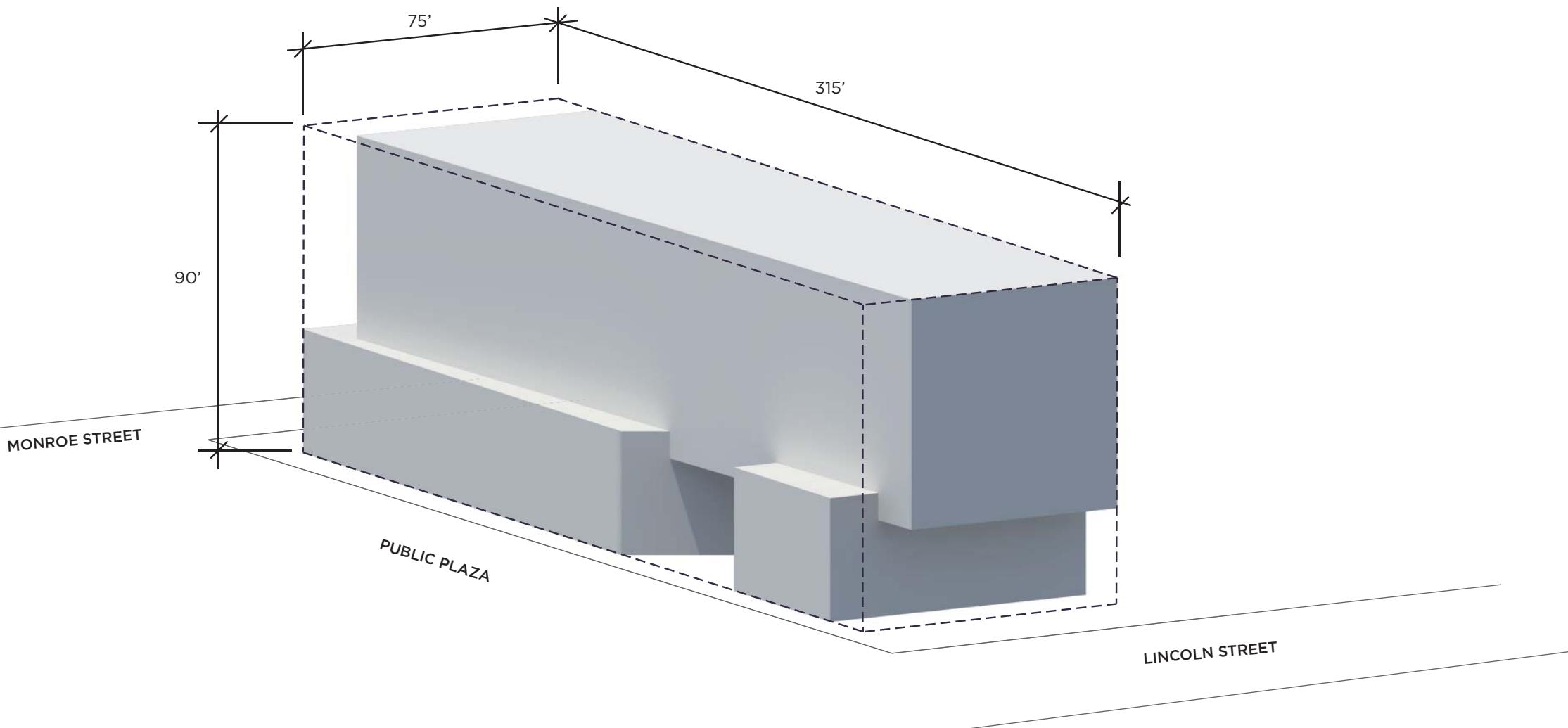
- // BRIDGE AVENUE EXISTS AS A PUBLIC RIGHT-OF-WAY
- // THE CITY OWNS AND MAINTAINS THE ADJACENT LOT TO THE NORTH AS AN AT-GRADE PARKING LOT



PROPOSED LAND OWNERSHIP

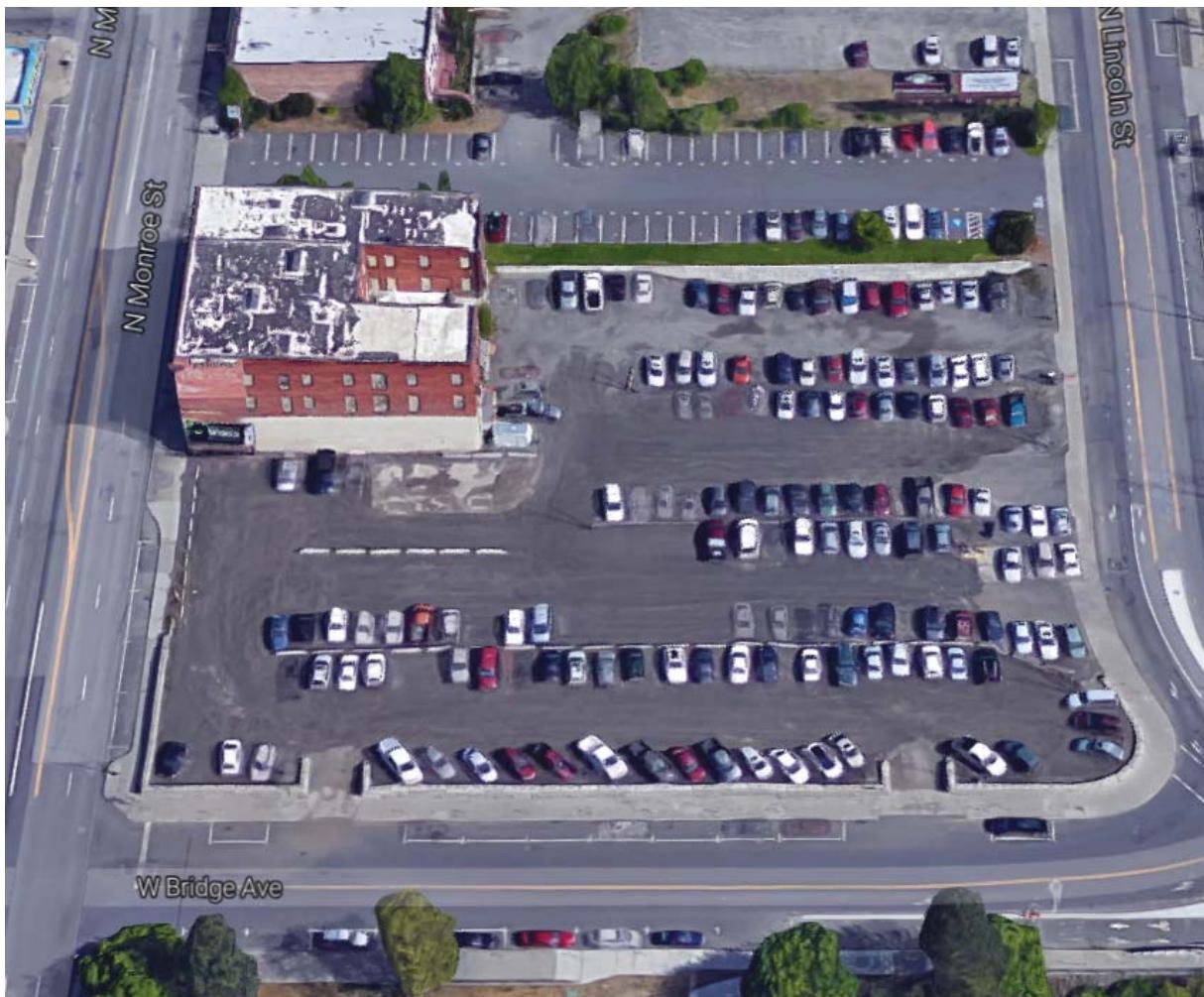
- // BRIDGE AVENUE IS VACATED
- // A NEW PARCEL IS CREATED AND SOLD TO A PRIVATE DEVELOPER
- // THE FORMER RIGHT-OF-WAY IS ACQUIRED BY PARKS TO BE IMPROVED AS A NEW PUBLIC PLAZA AND TRAILHEAD MARKER FOR CENTENNIAL TRAIL
- // THE PARCEL ADJACENT THE FORMER RIGHT OF WAY IS ACQUIRED BY PARKS FOR THE PURPOSE OF CONSTRUCTING A NEW PARKING STRUCTURE



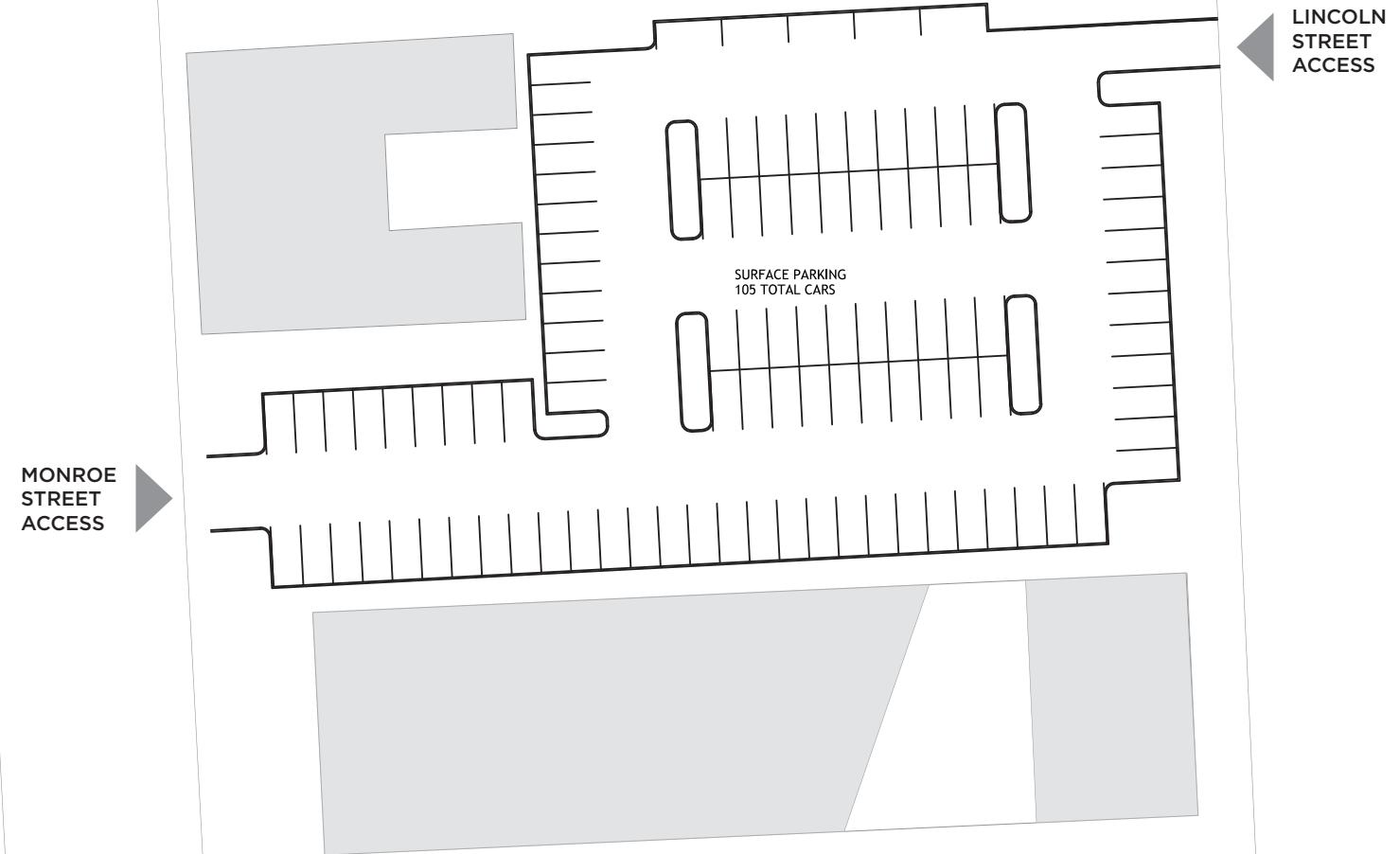


ZONING ASSUMPTIONS

- // BUILDING IS WITHIN AN ENVELOPE OF 75' x 315' x 90'
- // 0' LOT LINE ON SOUTH SIDE
- // 10' SETBACK FROM TANK
- // AIR RIGHTS 15' OVER THE LOT LINE TO THE NORTH AND TO THE EAST
- // NO UTILITY EASEMENTS
- // THROUGH BUILDING CONNECTION FROM PUBLIC PLAZA TO THE NORTH



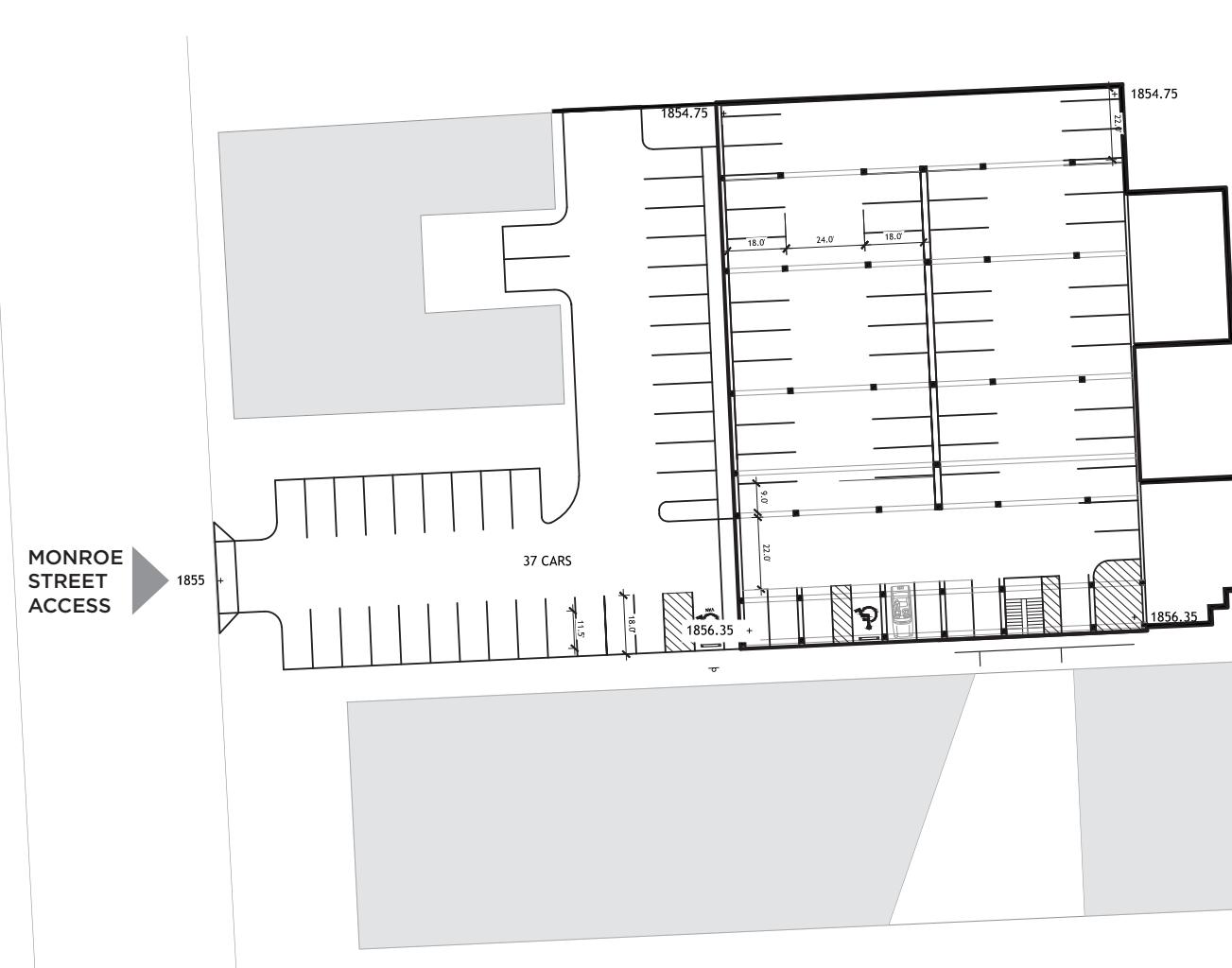
EXISTING SITE SURFACE PARKING



OPTION 1: SURFACE PARKING

- // LOCATED OVER CSO TANK MAINTENANCE ROOM
- // SEVERAL ACCESS LIDS IN THE PARKING STALLS
- // 105 CARS TOTAL**





SURFACE DECK PRECEDENT

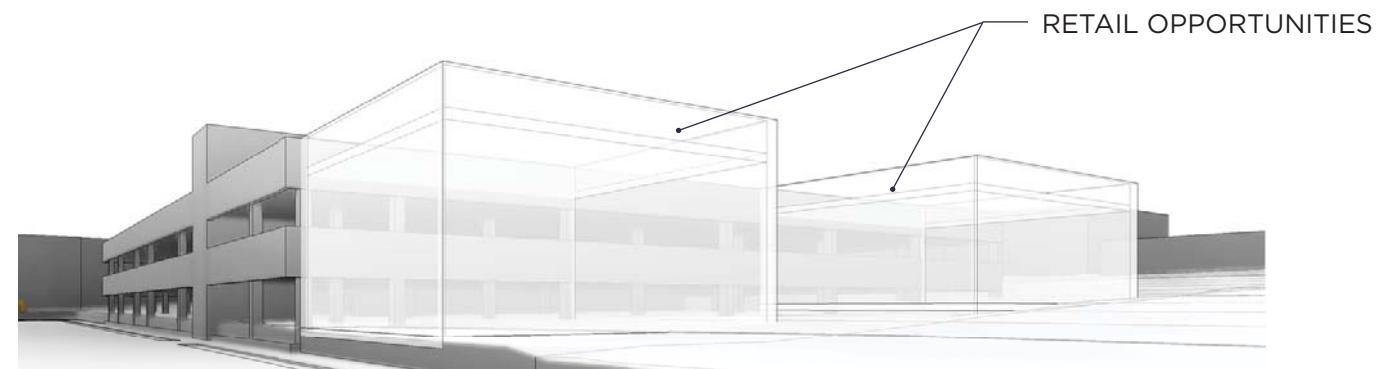
OPTION 2: PARKING DECK

// SURFACE PARKING ACCESSED OFF MONROE STREET
 // DECK PARKING ACCESSED OFF LINCOLN STREET
 // RETAIL OPPORTUNITIES ON EITHER SIDE OF CSO TANK MAINTENANCE ROOM
 // **155 CARS TOTAL**

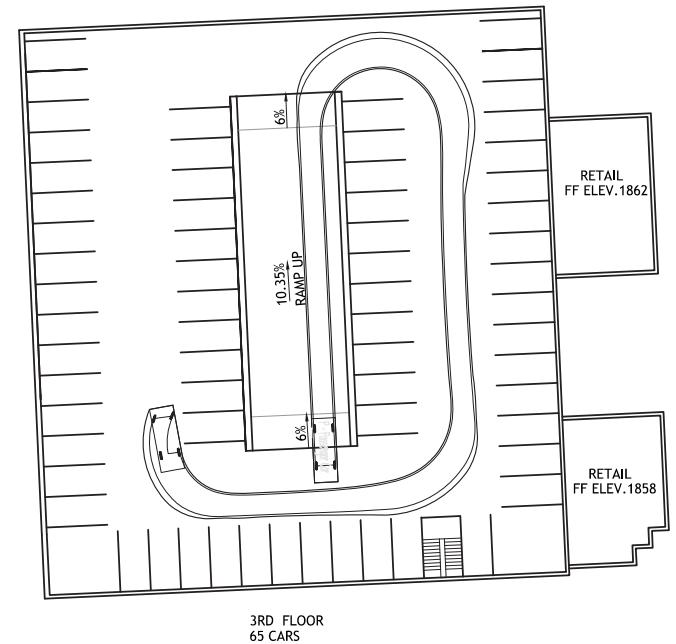
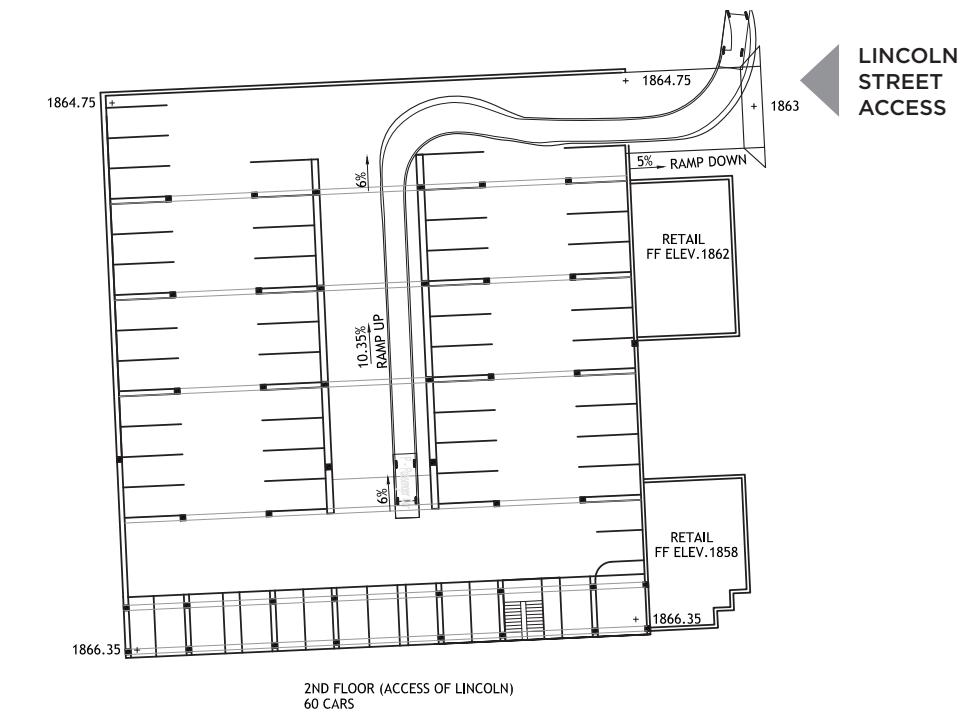
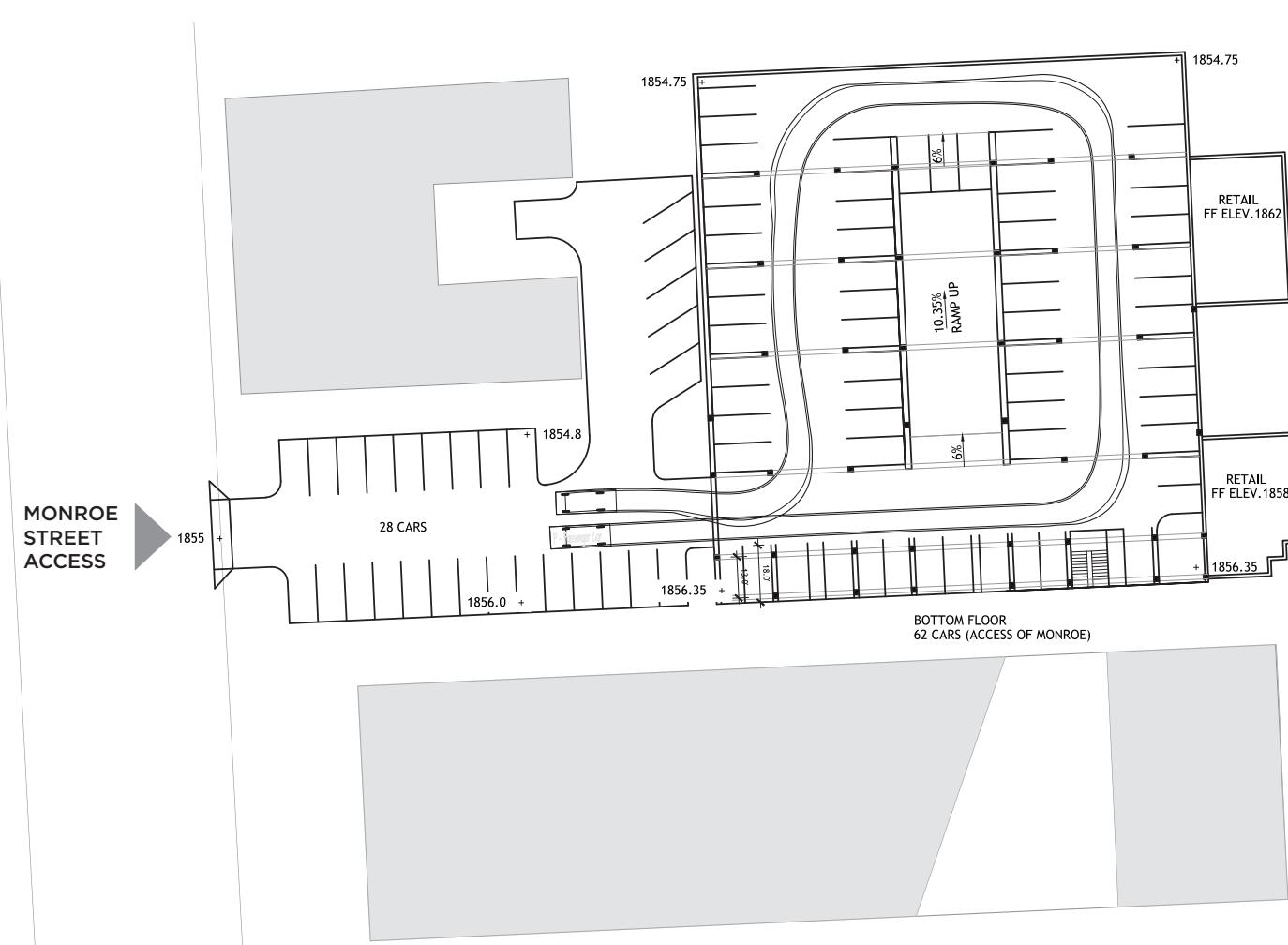




PARKING STRUCTURE FAÇADE PRECEDENT



VIEW FROM LINCOLN STREET LOOKING NORTH



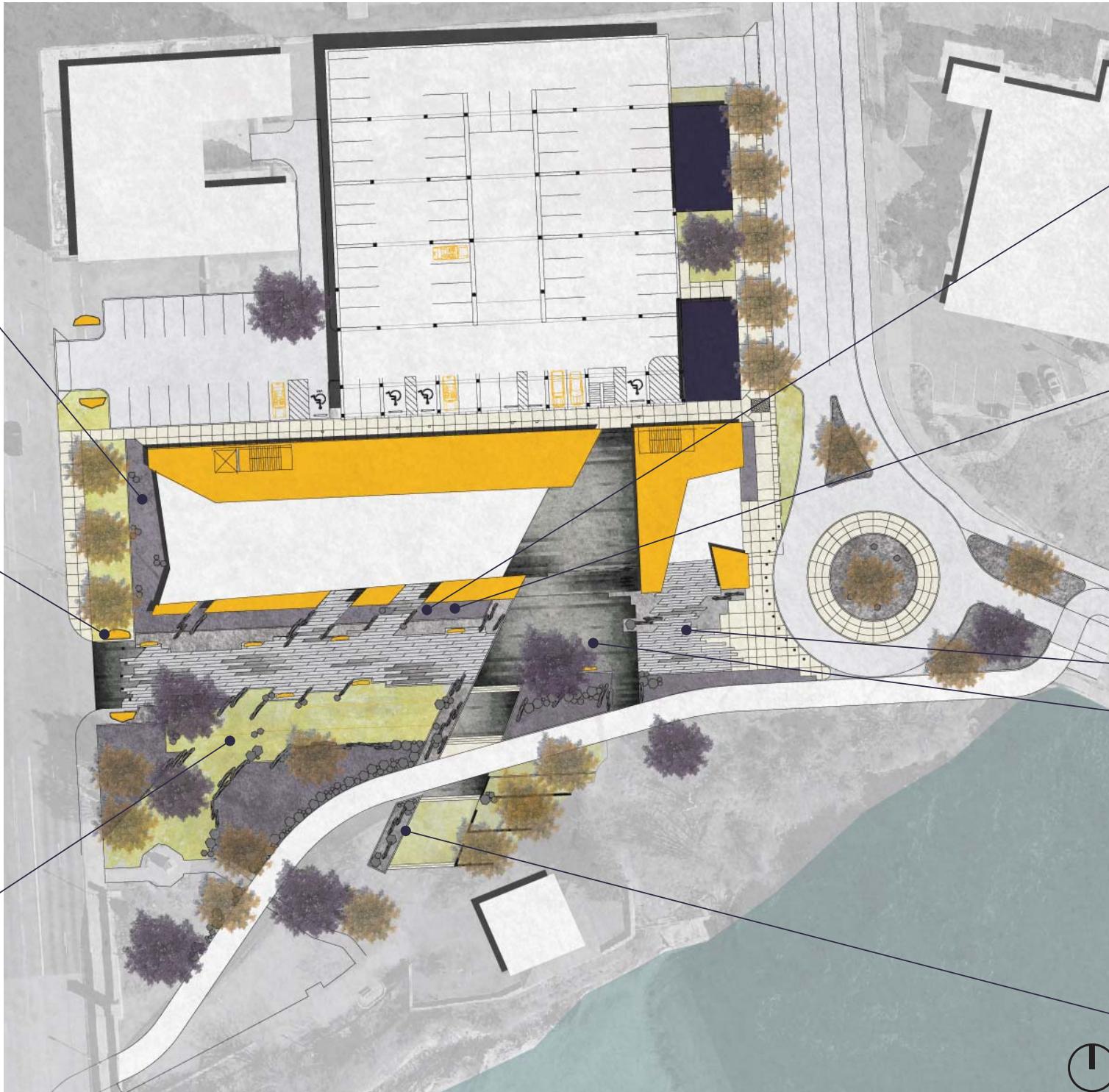
OPTION 3: THREE STORY PARKING GARAGE

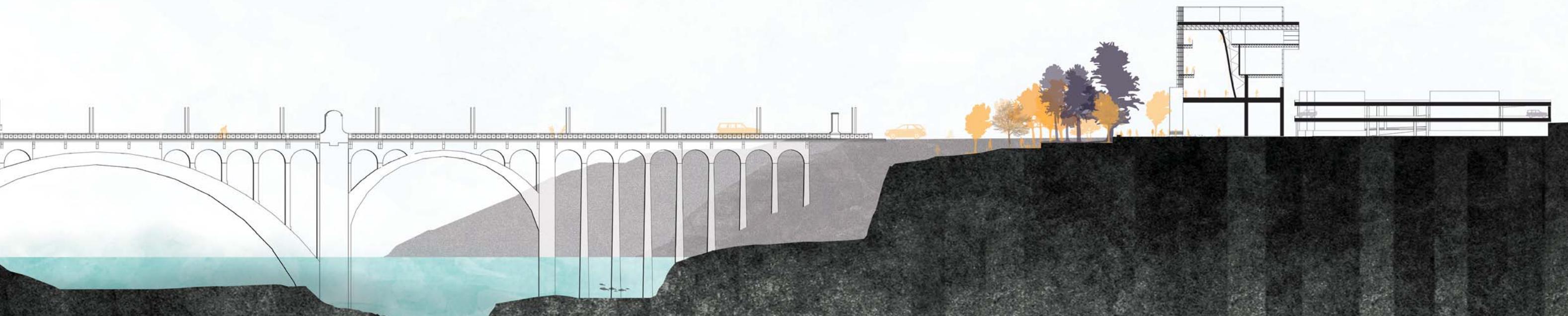
// SURFACE PARKING ACCESSED OFF MONROE STREET
 // UPPER LEVEL DECKS ACCESSED OFF LINCOLN STREET
 // RETAIL OPPORTUNITIES ON EITHER SIDE OF CSO TANK MAINTENANCE ROOM
 // **215 CARS TOTAL**



Conceptual Site Plan







Conceptual N/S Site Section



Conceptual Rendering



Conceptual Rendering



TEXTURE AS AN INDICATOR OF TIME



PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Architectural Material



PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

The Front SLC Images

LANDSCAPE AS A TRANSITION FROM
RIVER TO URBAN PLAZA



PARALLE//INES + HANNAH VAUGHN, RA

B W A | BERNARDO WILLS
ARCHITECTS PC

FEASIBILITY STUDY
3 FEBRUARY 2017 - FINAL DRAFT

Landscape Material

NORTH BANK / BOSCH LOT - ACTIONS

- A. The closure of Bridge Avenue between Lincoln and Monroe Streets. This will be critical to allow items 1,2 and 3 to be achieved as identified in the North Bank / Bosch Lot Objectives.
- B. The exchange of the 20,000 square foot Bridge Avenue ROW between Public Works and Parks. This will effectively give Parks the 20,000 square feet where Bridge currently sits and give Public Works the 20,000 square feet directly to the north of Bridge. This new 20,000 square foot Parks property will then be adjacent to Veteran's Park and effectively create a seamless NW entry to Riverfront Park, the Centennial Trail and Gorge Loop trailheads. Likewise the new 20,000 square foot Public Works property would then be utilized, either through long-term lease or sale, for the private climbing gym.
- C. The financial plan for structured parking over the newly constructed CSO tank. The parking will be critical to this integrated project and will need to be developed as part of the total plan.
- D. It is anticipated that the sale or lease proceeds from the 20,000 square feet for the private climbing facility, will be used to build out the public Park amenities identified in items 1-3 of the North Bank / Bosch Lot Objectives.

* Per the City of Spokane North Bank - Bosch Lot Briefing Paper