# Comparison of Floor Plate Sizes

**City of Spokane Planning & Development**  
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The following table provides a comparison of sample buildings found in both Spokane and elsewhere, giving some general idea of comparative pedestal heights, tower floorplates (or cross-section), and total height. The general use of the building is listed, as well as the construction date. Please note that in nearly all cases the actual plans for the buildings are unavailable and thus these models were created using photo matching and pictometry technologies. Accordingly, some minor variation is possible. Except where noted, all buildings are drawn in the same scale. Each building is shown in basic form, with a simulated floorplate shown in blue.

Some sample buildings below would exceed the depth of the DTC-100 zone (150 feet) and would not fit in the zone. The current proposal requires that the long dimension of the building be perpendicular to Spokane Falls Boulevard. Therefore, the long dimension of a building constructed in the zone could not exceed 150 feet. Sample buildings that would not fit within the zone have been identified in the notes.

<table>
<thead>
<tr>
<th>Building</th>
<th>Address</th>
<th>Year Built</th>
<th>Height</th>
<th>Floors</th>
<th>Use</th>
<th>Pedestal Height</th>
<th>Floor Plate in Tower</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Park Tower</strong></td>
<td>217 W Spokane Falls Blvd, Spokane WA</td>
<td>1974</td>
<td>212 feet</td>
<td>20</td>
<td>Residential</td>
<td>n/a</td>
<td>7,400 sq. ft.</td>
<td>Contains senior living apartments.</td>
</tr>
<tr>
<td><strong>Cathedral Plaza Apartments</strong></td>
<td>1120 W Sprague, Spokane WA</td>
<td>1971</td>
<td>185 feet</td>
<td>15</td>
<td>Residential</td>
<td>n/a</td>
<td>8,500 sq. ft.</td>
<td>Contains senior living apartments.</td>
</tr>
<tr>
<td>Building</td>
<td>Name</td>
<td>Address</td>
<td>Year Built</td>
<td>Height (ft)</td>
<td>Floors</td>
<td>Use</td>
<td>Pedestal Height</td>
<td>Floor Plate in Tower</td>
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<tr>
<td>Building 3</td>
<td>Riverfalls Tower Apartments</td>
<td>1224 W Riverside, Spokane WA</td>
<td>1973</td>
<td>120/170</td>
<td>15</td>
<td>Residential</td>
<td>n/a</td>
<td>13,100 sq. ft.</td>
</tr>
<tr>
<td>Building 4</td>
<td>US Bank Building</td>
<td>428 W. Riverside, Spokane WA</td>
<td>1910</td>
<td>219</td>
<td>16</td>
<td>Office</td>
<td>n/a</td>
<td>11,830 sq. ft.</td>
</tr>
<tr>
<td>Building 5</td>
<td>Federal Courthouse</td>
<td>920 W Riverside, Spokane WA</td>
<td>1967</td>
<td>140</td>
<td>10</td>
<td>Office/Courtrooms</td>
<td>n/a</td>
<td>24,025 sq. ft.</td>
</tr>
<tr>
<td>Building 6</td>
<td>Lincoln Plaza</td>
<td>818 W Riverside, Spokane WA</td>
<td>1963</td>
<td>128</td>
<td>8</td>
<td>Office</td>
<td>22 feet</td>
<td>11,760 sq. ft.</td>
</tr>
</tbody>
</table>
Chase Bank Building
601 W Main, Spokane WA

Year Built: 1973
Height: 214 feet
Floors: 15
Use: Office
Pedestal Height: n/a
Floor Plate in Tower: 12,618 sq. ft.

Notes: (1) Significant renovation in 2001. (2) Building is 27 feet longer than the DTC-100 zone.

Well Fargo Center
601 W 1st Ave, Spokane WA

Year Built: 1982
Height: 244 feet
Floors: 18
Use: Office
Pedestal Height: n/a
Floor Plate in Tower: 12,100 sq. ft.

Notes: (1) Building is 28 feet longer than the DTC-100 Zone. (2) Building includes a large public plaza.

Davenport Tower Hotel
111 S Post St, Spokane WA

Year Built: 2007
Height: 209 feet
Floors: 20
Use: Hotel
Pedestal Height: 40 feet
Floor Plate in Tower: 12,300 sq. ft.

Notes: Building is 19 feet longer than the DTC-100 zone.
**Bank of America Financial Center**  
601 W Riverside Ave, Spokane  WA  

- Year Built: 1981  
- Height: 288 feet  
- Floors: 20  
- Use: Office  
- Pedestal Height: 55 feet  
**Floor Plate in Tower:** 15,600 sq. ft.  

**Notes:** Tallest building in Spokane.

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**99 West (Promontory on South Temple)**  
99 S Temple, Salt Lake City  UT  

- Year Built: 2011  
- Height: 375 feet  
- Floors: 30  
- Use: Residential  
- Pedestal Height: n/a  
**Floor Plate in Tower:** 12,421 sq. ft.  

**Notes:** Image is at different scale due to height of building.

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**Ranier Square**  
1301 5th Ave, Seattle  WA  

- Year Built: Under Construction  
- Height: 850 feet  
- Floors: 59  
- Use: Office/Residential  
- Pedestal Height: 100 feet  
**Floor Plate in Tower:** 15,750 sq. ft.  

**Notes:** Image is at different scale due to height of building.
Aspira Tower
1823 Terry Ave, Seattle  WA

Year Built: 2009
Height: 400 feet
Floors: 37
Use: Residential
Pedestal Height: 100 feet
Floor Plate in Tower: 11,000 sq. ft.

Notes: (1) Image is at different scale due to height of building. (2) Pedestal is not modeled.

Forest Mansion
125 Omni Dr, Toronto  ON

Year Built: 2000
Height: 230 feet
Floors: 22
Use: Residential
Pedestal Height: n/a
Floor Plate in Tower: 13,700 sq. ft.

Notes: Building is 54 feet longer than the DTC-100 zone.

360 at City Center
83 Borough Dr, Toronto  ON

Year Built: 2005
Height: 360 feet
Floors: 35
Use: Residential
Pedestal Height: n/a
Floor Plate in Tower: 13,090 sq. ft.

Notes: (1) Building is 56 feet longer than the DTC-100 zone. (2) Image is at different scale due to height of building.
Maple Leaf Square
15 York Street, Toronto  ON

Year Built:  2010
Height:  614 feet
Floors:  54
Use:  Hotel/Residential
Pedestal Height:  110 feet
Floor Plate in Tower:  10,054 and 9,675

Notes:  (1) Image is at different scale due to height of building.  (2) Towers are 100 feet apart.

Nautilus
2135 Lake Shore Blvd West, Toronto  ON

Year Built:  2012
Height:  426 feet
Floors:  40
Use:  Residential
Pedestal Height:  55 feet
Floor Plate in Tower:  10,000 sq. ft.

Notes:  (1) Tower is 22 feet longer than the DTC-100 zone.  (2) Image is at different scale due to height of building.
Shangri La
1128 W Georgia St, Vancouver  BC

Year Built:  2008
Height:  660 feet
Floors:  62
Use:  Hotel/Residential
Pedestal Height:  60 feet
Floor Plate in Tower:  12,960 sq. ft.

Notes:  (1) Image is at different scale due to height of tower.  (2) Building is highest in Vancouver.  (3) Tower is 9 feet longer than the DTC-100 Zone.

General Comparisons - Vancouver

As a general comparison, 30 residential towers in Vancouver, BC were measured for their approximate floor plates. Sample buildings were selected from three major areas in downtown Vancouver. In all cases, views were visible to the north or south of the towers. Even when the Shangri La building was included (see Building 18 above), the average floor plate was only 6,900 square feet.
General Comparisons – New York

Buildings south of Central Park in New York were surveyed, as requested by Councilmember Lori Kinnear, to determine their comparable floor plates. There are currently 16 buildings facing the south edge of Central Park, including the famous Plaza Hotel. These buildings average 12,000 square feet in cross section, even when the massive Plaza Hotel is included (37,000 square foot cross section).