



Comparison of Floor Plate Sizes

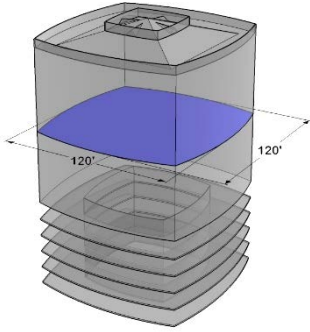
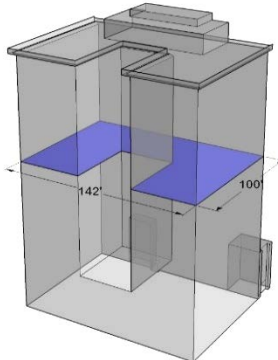
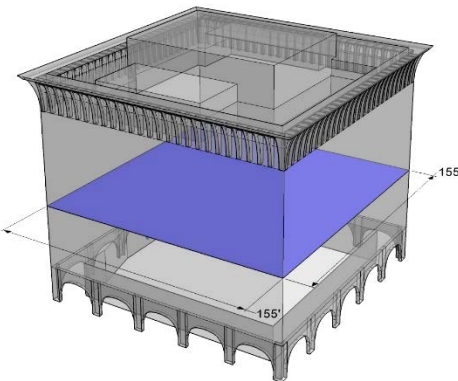
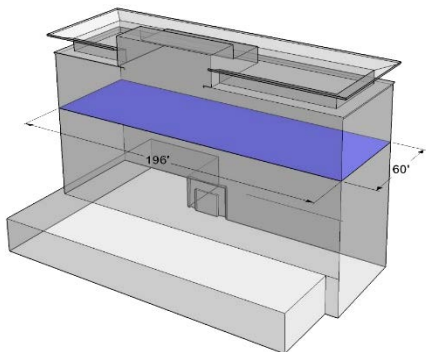
City of Spokane Planning & Development

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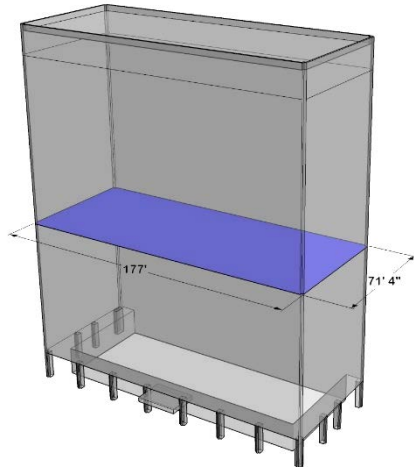
The following table provides a comparison of sample buildings found in both Spokane and elsewhere, giving some general idea of comparative pedestal heights, tower floorplates (or cross-section), and total height. The general use of the building is listed, as well as the construction date. Please note 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.

BUILDING 1		<p>Park Tower 217 W Spokane Falls Blvd, Spokane WA</p> <p>Year Built: 1974 Height: 212 feet Floors: 20 Use: Residential Pedestal Height: n/a Floor Plate in Tower: 7,400 sq. ft.</p> <p><i>Notes:</i> Contains senior living apartments.</p>
BUILDING 2		<p>Cathedral Plaza Apartments 1120 W Sprague, Spokane WA</p> <p>Year Built: 1971 Height: 185 feet Floors: 15 Use: Residential Pedestal Height: n/a Floor Plate in Tower: 8,500 sq. ft.</p> <p><i>Notes:</i> Contains senior living apartments.</p>

BUILDING 3		<p>Riverfalls Tower Apartments 1224 W Riverside, Spokane WA</p> <p>Year Built: 1973 Height: 120/170 feet Floors: 15 Use: Residential Pedestal Height: n/a Floor Plate in Tower: 13,100 sq. ft.</p> <p><i>Notes:</i> *Building sits on a bluff.</p>
BUILDING 4		<p>US Bank Building 428 W. Riverside, Spokane WA</p> <p>Year Built: 1910 Height: 219 feet Floors: 16 Use: Office Pedestal Height: n/a Floor Plate in Tower: 11,830 sq. ft.</p> <p><i>Notes:</i> Auxiliary egress shaft added later on – not included in floor plate size.</p>
BUILDING 5		<p>Federal Courthouse 920 W Riverside, Spokane WA</p> <p>Year Built: 1967 Height: 140 feet Floors: 10 Use: Office/Courtrooms Pedestal Height: n/a Floor Plate in Tower: 24,025 sq. ft.</p> <p><i>Notes:</i> Building is 5 feet larger in any dimension than the DTC-100 zone.</p>
BUILDING 6		<p>Lincoln Plaza 818 W Riverside, Spokane WA</p> <p>Year Built: 1963 Height: 128 feet Floors: 8 Use: Office Pedestal Height: 22 feet Floor Plate in Tower: 11,760 sq. ft.</p> <p><i>Notes:</i> (1) Includes a large public square. (2) Building is 46 feet longer than the DTC-100 zone.</p>

BUILDING 7

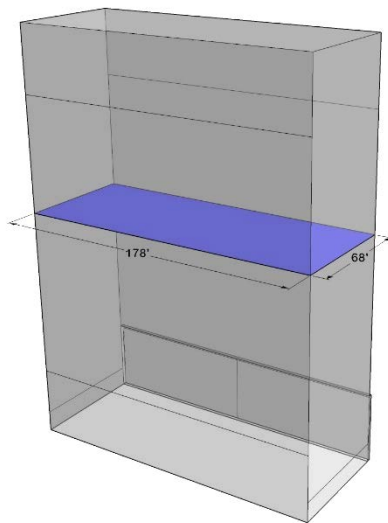


Chase Bank Building
601 W Main, Spokane WA

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.

BUILDING 8

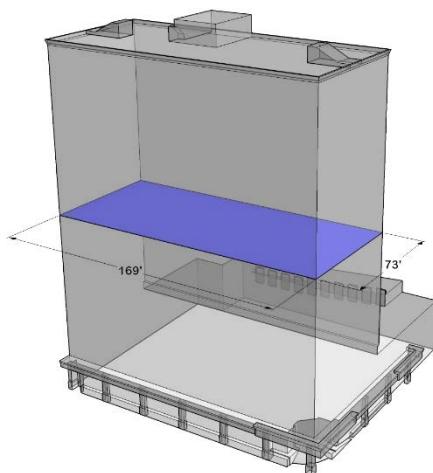


Well Fargo Center
601 W 1st Ave, Spokane WA

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.

BUILDING 9

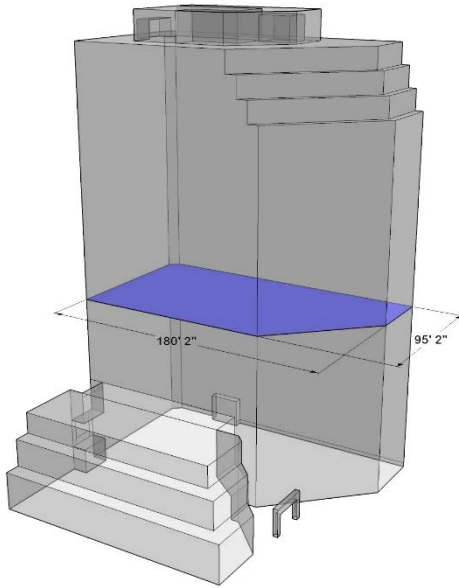


Davenport Tower Hotel
111 S Post St, Spokane WA

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.

BUILDING 10



Bank of America Financial Center

601 W Riverside Ave, Spokane WA

Year Built: 1981

Height: 288 feet

Floors: 20

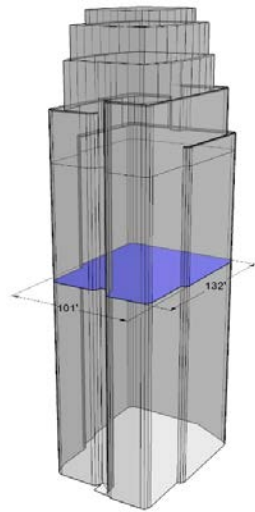
Use: Office

Pedestal Height: 55 feet

Floor Plate in Tower: 15,600 sq. ft.

Notes: Tallest building in Spokane.

BUILDING 11



99 West (Promontory on South Temple)

99 S Temple, Salt Lake City UT

Year Built: 2011

Height: 375 feet

Floors: 30

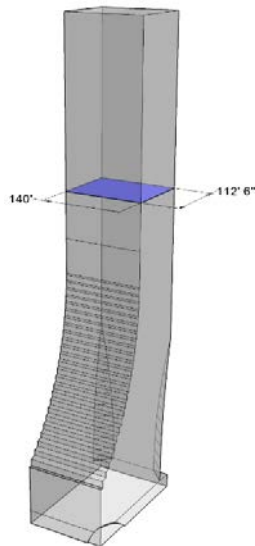
Use: Residential

Pedestal Height: n/a

Floor Plate in Tower: 12,421 sq. ft.

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

BUILDING 12



Ranier Square

1301 5th Ave, Seattle WA

Year Built: Under Construction

Height: 850 feet

Floors: 59

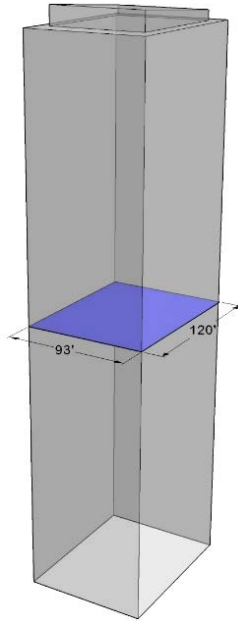
Use: Office/Residential

Pedestal Height: 100 feet

Floor Plate in Tower: 15,750 sq. ft.

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

BUILDING 13



Aspira Tower

1823 Terry Ave, Seattle WA

Year Built: 2009

Height: 400 feet

Floors: 37

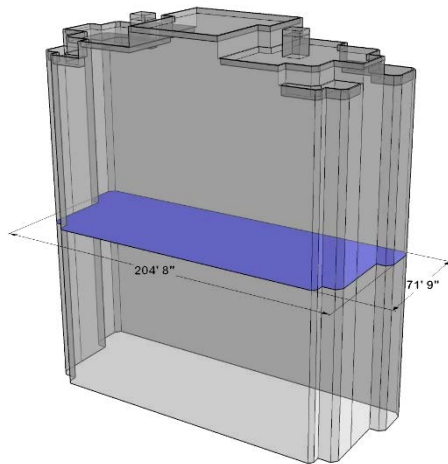
Use: Residential

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.

BUILDING 14



Forest Mansion

125 Omni Dr, Toronto ON

Year Built: 2000

Height: 230 feet

Floors: 22

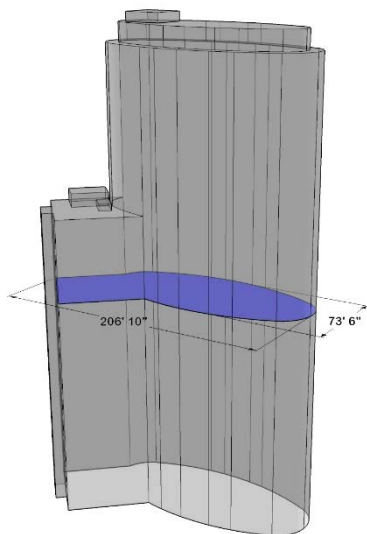
Use: Residential

Pedestal Height: n/a

Floor Plate in Tower: 13,700 sq. ft.

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

BUILDING 15



360 at City Center

83 Borough Dr, Toronto ON

Year Built: 2005

Height: 360 feet

Floors: 35

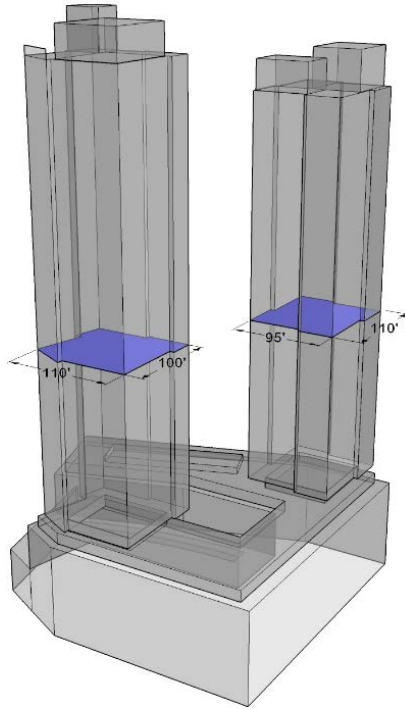
Use: Residential

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.

BUILDING 16



Maple Leaf Square

15 York Street, Toronto ON

Year Built: 2010

Height: 614 feet

Floors: 54

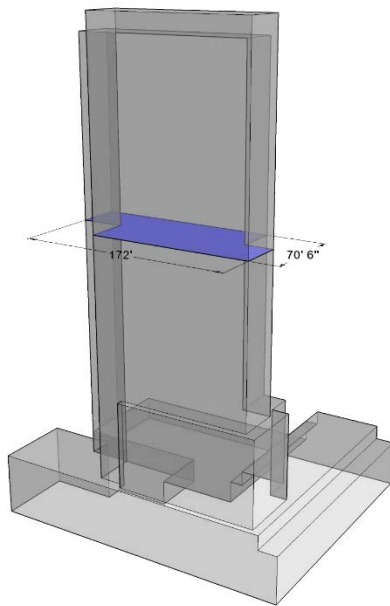
Use: Hotel/Residential

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.

BUILDING 17



Nautilus

2135 Lake Shore Blvd West, Toronto ON

Year Built: 2012

Height: 426 feet

Floors: 40

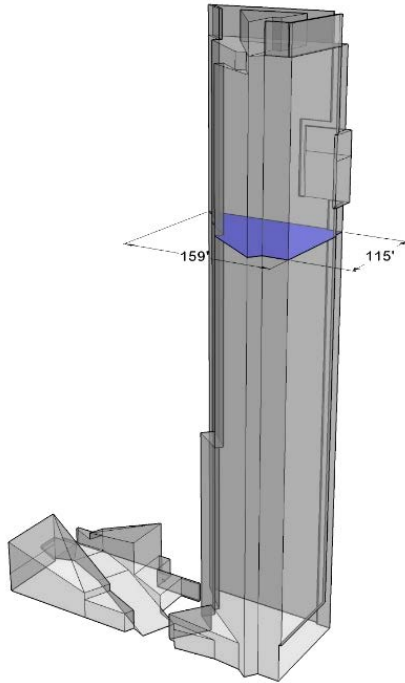
Use: Residential

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.

BUILDING 18



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).