



May 16, 2017

Members of the Spokane Falls Boulevard Building Height Working Group
808 W. Spokane Falls Boulevard
Spokane, WA 99201

RE: Spokane Falls Boulevard Height Restrictions

Dear Members of the Spokane Falls Boulevard Building Height Working Group,

Thank you for allowing me to be part of this group and voice the ideas and concerns of Spokane developers and businesses. The concept of removing the Height Restriction along Spokane Falls Boulevard is important and worth consideration.

Prior to 2009, all properties along Spokane Falls Boulevard were in the unlimited height zone. This height restriction has created unintended consequences for new development. To date, already led to a loss of sizeable development along Spokane Falls Boulevard.

It created a hardship for developer Walt Worthy in developing the Davenport Grand Hotel however the City of Spokane recognized the constraints and took action to resolve. The city stated the intent of this title was to provide flexibility, adaptability, and reasonableness when special conditions exist and the strict application of the standard/procedure would not serve a public purpose. Ultimately, the development was allowed to move forward and the 100 foot height limitation was approved to accommodate a 165 foot building. The City of Spokane stated the project would add to the vitality of our Downtown Core.

The problem with the current zoning DTC-100 is that it creates an unrealistic height limit. Collectively, we need to create opportunities that will draw people to downtown and allow Spokane to grow and be more competitive. We believe Spokane Falls Boulevard properties are key for development that will help transform Spokane to an area that will attract business.

The future of Downtown Spokane will be anchored by young professionals that will want to live, work and play in an energetic community. Vibrant downtowns create healthy cities. Competition is fierce among cities to attract young professionals and new business. If Spokane fails to create this opportunity, we risk the economic benefits of job creation.

We need to continue the resurgence of our downtown and add to the momentum already generated by properties including the Michael Building, Davenport Grant Hotel, Chronicle Apartments, The M, and soon to be Ridpath Club Apartments.

We need to attract new downtown development and continue to develop residential, office, and retail opportunities for everyone. A vibrant downtown benefits everyone in many of the following ways:

- Enhance transit ridership
- Bring day-to-day activity and density closer to the park and central core
- Pride of community and regional name recognition
- Increased foot traffic in Riverfront Park
- New construction jobs
- New and improved tax base
- New jobs created by businesses occupying office space
- New livable apartments bringing residents downtown and generating business for retail shops and restaurants
- Increase developer probability of success

I would ask that we collaboratively work together to find a creative solution to remove the current Spokane Falls Boulevard Height Restriction.

Respectfully,



David Peterson
Executive Vice President and COO
Goodale & Barbieri Company

Dp/crm

Cc: Mark Richard