

PROJECT NARRATIVE

Spokane Final-Stop Package Delivery Center and Warehouse 6902 and 720 N. Division Street

The 8.65-acre site is located within Section 29 SW 1/4 Township 26 Range 43, within Tax Parcel Numbers 36293.0062 (former Lowes Home Improvement site) and 36293.00268 (offsite parking). It is defined by Division Street to the west, Wedgewood Avenue to the south, and Colton Street to the east. Lyons Avenue defines the southern terminus of the offsite parking, across from the main facility. The project is surrounded by multi-family residences to the east, and commercial development (zoned GC,) to the north, south, and west.

This proposed project is located within a General Commercial (GC) zone, and includes the adaptive use of a former Lowes building (117,000 SF), including associated tenant improvements, demolition of a 17,000 SF building, garden center and covered building extensions, addition of a new loading dock (5 overhead loading doors [SW corner]), indoor van-loading (25 vans), development of a new parking lot for fleet vehicles (74 stalls), and onsite associate parking (117 stalls), and van queueing (25 vans). Additional parking is proposed offsite for fleet van parking (250 van stalls, and 7 ADA stalls), surrounded by a security fence, guard shack at primary entry/exit to south, on Lyons, and both trash and restroom facilities for drivers.

This project will include landscape improvements including new street trees on all street frontages, shade trees in parking lots, and code compliant plantings and buffers within parking lots, along property lines and street frontages

This proposed use is permitted in the General Commercial Zone, with a Type III CUP. The project was submitted as a Pre-Application and reviewed by staff representatives of reviewing Departments. The project was revised, pursuant to comments received. In addition to a type III CUP, demolition permits, building permits, obstruction permits, water/sewer taps, variance for proposed curb cut wider than 30', etc. will be required.

The Former Lowes Home Improvement Center is a single-story concrete tilt-up building, measuring 24'-8" in height. Tenant improvements will include space for warehousing, an employee breakroom, and offices (10K SF interior office core). The facility will receive packages via line-haul trucks and will enter through the loading dock. They will be sorted, then stored on mobile "bakers racks", and rolled onto the loading area for van delivery. Approximately 200 persons will be working at this facility, including 150 vans and 50 associates.

The delivery station is expected to generate significantly less daily and peak hour trips than previous Lowes Home Improvement facility use (1,516 fewer projected daily trips.)