



I-90 exits at division street gateways to downtown spokane

Design Plans
March 2014



Introduction

Purpose

The schematic design plans and illustrations in this document are presented for the purpose of raising funds to improve five highly visible locations at the I-90 and Division Street area. It's expected that funding will be obtained from both private and public sources.

Background

Spokane's business community is eager to improve the gateways into downtown and numerous adopted planning documents beginning in the late 1990's have cited the need for improvements to these areas. However, past attempts to secure adequate public funding for design and construction have not been successful. In the meantime, hoteliers, real estate brokers, developers and property owners have identified improving the gateways into the City from the Interstate 90 off-ramps as one of their highest priorities. To help address the concerns, the City of Spokane's administration directed the Planning & Development Department to facilitate and develop design plans for the Division Street gateway.

Project Overview

The majority of the proposed improvements are within right of way owned and controlled by the Washington State Department of Transportation (WSDOT).

The design plans presented in this document are consistent with the direction established in the draft I-90 Architectural Master Plan, December 2013. The Architectural Master Plan describes the desired architectural and landscape character for the I-90 corridor and exit areas; in addition it identifies the Spokane River as the theme for the Division Street/Hwy 2 exit ramp and gateway corridor. Both the Architectural Master Plan and this design plan are the result of ideas shared by City of Spokane (COS) leadership, community leaders, and staff from COS, Downtown Spokane Partnership (DSP), and WSDOT.

Context and Vicinity Map

Design Process

- 2012 to Present. Ongoing communication has been established between leadership and key staff from the City of Spokane, WSDOT, and Downtown Spokane Partnership (DSP) for the purpose of addressing the gateway areas and developing the proposed schematic design plans.
- March 2013-August 2013. An interagency team including representatives from DSP, WSDOT, and multiple departments within the City of Spokane including Code Enforcement, Streets, Parks and Planning met regularly. The purpose of the meetings was to discuss short term improvements to the I-90 corridor as well as long term improvements such as the Draft Architectural Master Plan and site specific concepts.
- April 2013. Mayor Condon held a public open house at City Hall to discuss improvements to I-90 and introduce the Architectural Master Plan. Adjacent property and business owners were invited and engaged in the conversation.

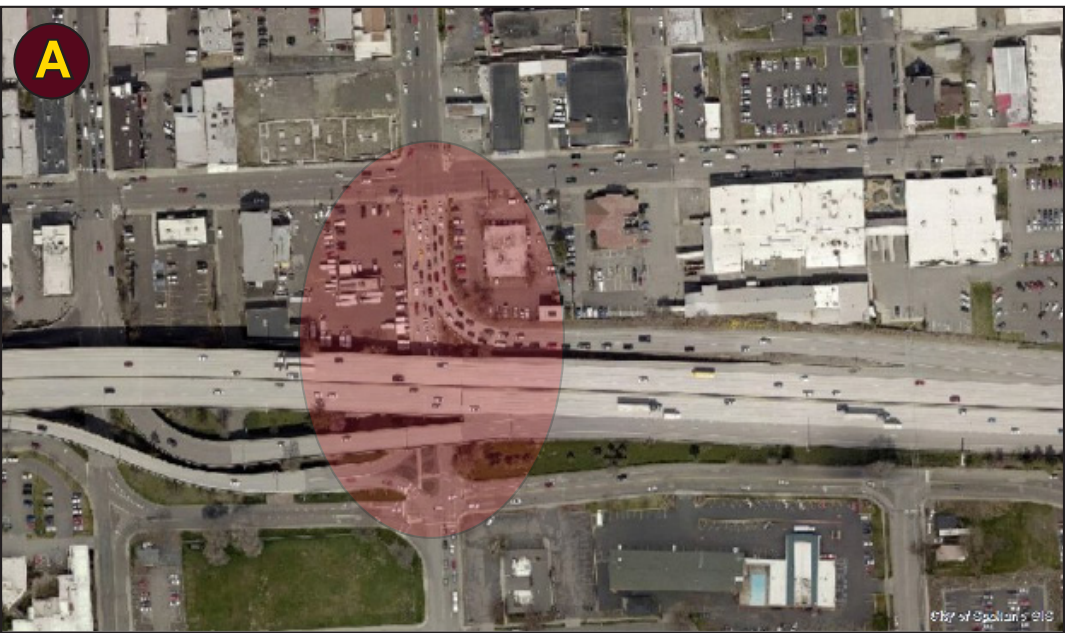
- August 2013. A conceptual version of this schematic design plan and the I-90 Architectural Master Plan were presented to the Downtown Spokane Partnership's governing boards.
- February 2014. A Public Art Plan for the south side of I-90 was submitted to WSDOT for review and is awaiting approval.
- February 2014. Schematic design plans and the I-90 Architectural Master Plan were presented to the Spokane City Council during their February 27 study session

To the greatest extent possible COS (Planning and Engineering) and WSDOT staff have coordinated efforts to ensure that this schematic design proposal will adhere to applicable guidance regarding current clear zone and sight distance standards (WSDOT or City of Spokane). However, a design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.

Vicinity Map - Division Street Corridor



I-90 and Division



Main Avenue Intersection

City of Spokane is coordinating with WSDOT to design and construct a pedestrian friendly intersection.



Triangle at Spokane Falls Boulevard

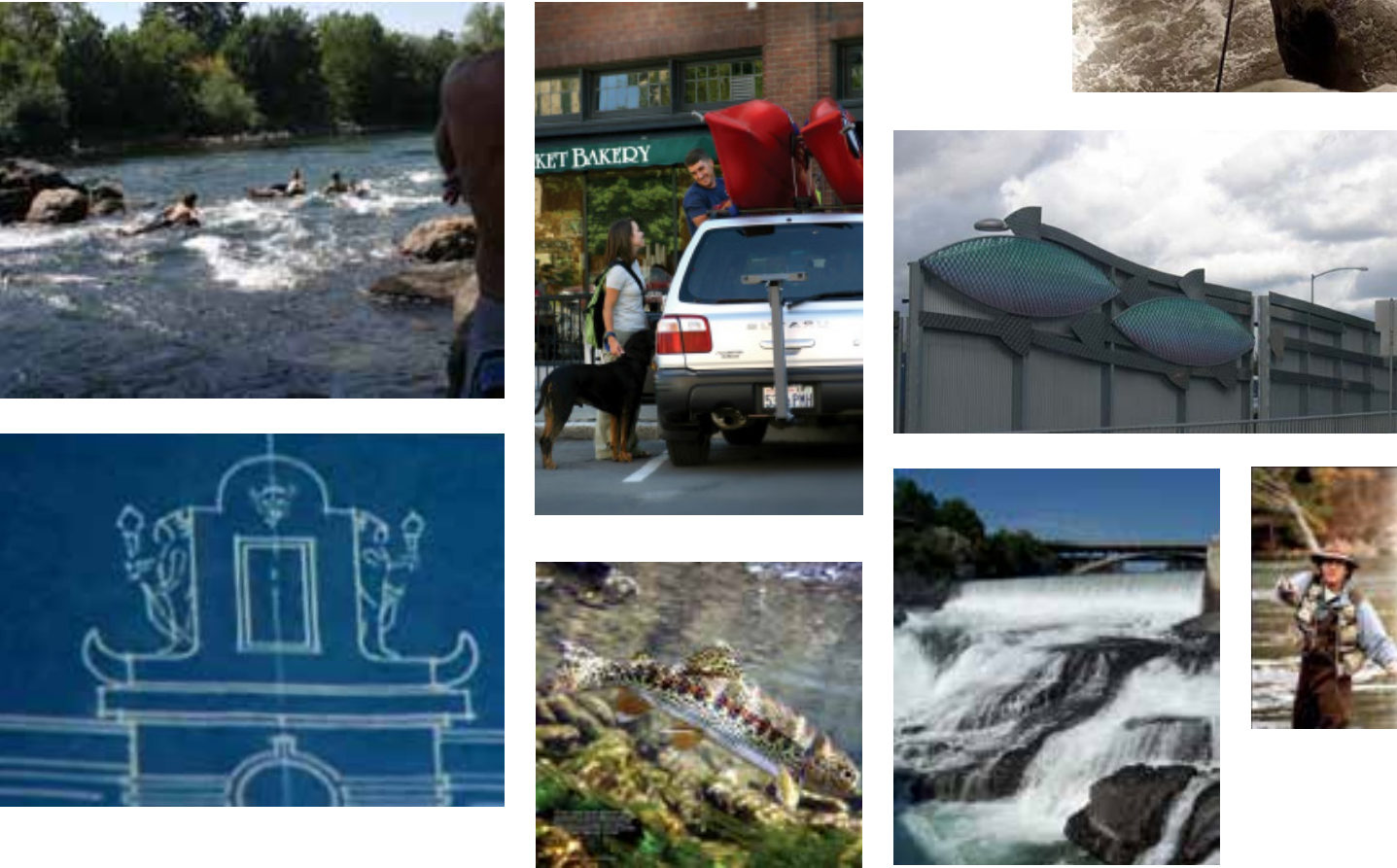
Public Facilities District plans to facilitate design work for this area, possibly as early as Spring 2014.



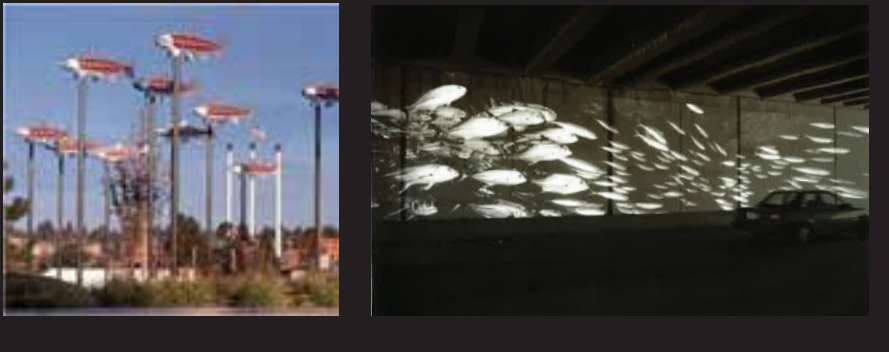
“Theme” or stories to tell with art and accents.

Spokane is *a community thoroughly engaged with a wild and scenic river.*

The theme for the Division Street entrance is the Spokane River. Art, landscape and accent features in the public right of way will help tell the story of the city’s relationship to the Spokane River. Adjacent businesses and property owners are encouraged to consider following through on this theme.

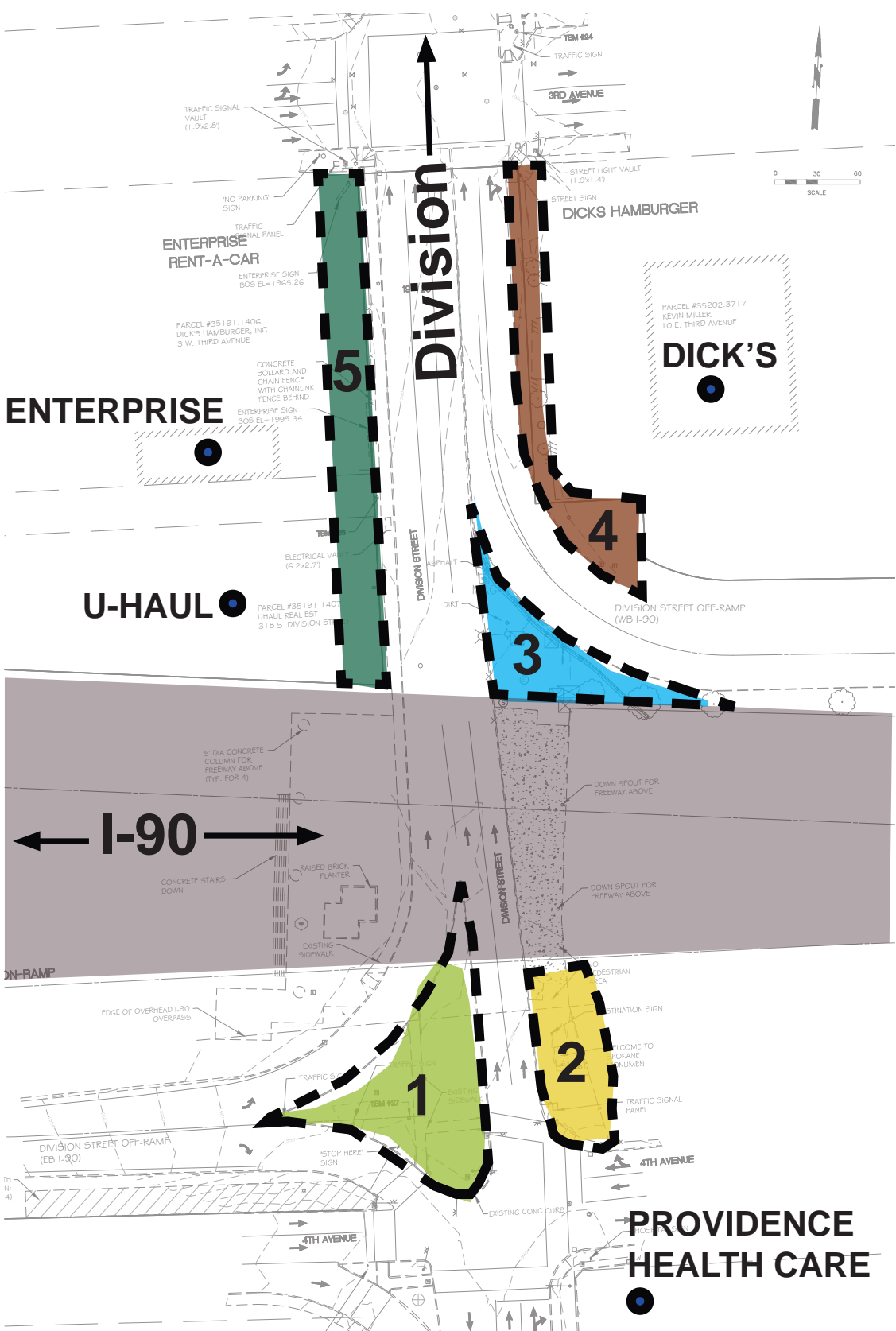


Images from elsenbere



Project Key Map

Key Map
Design plans for each of the five areas shown on the right are presented on the following pages.



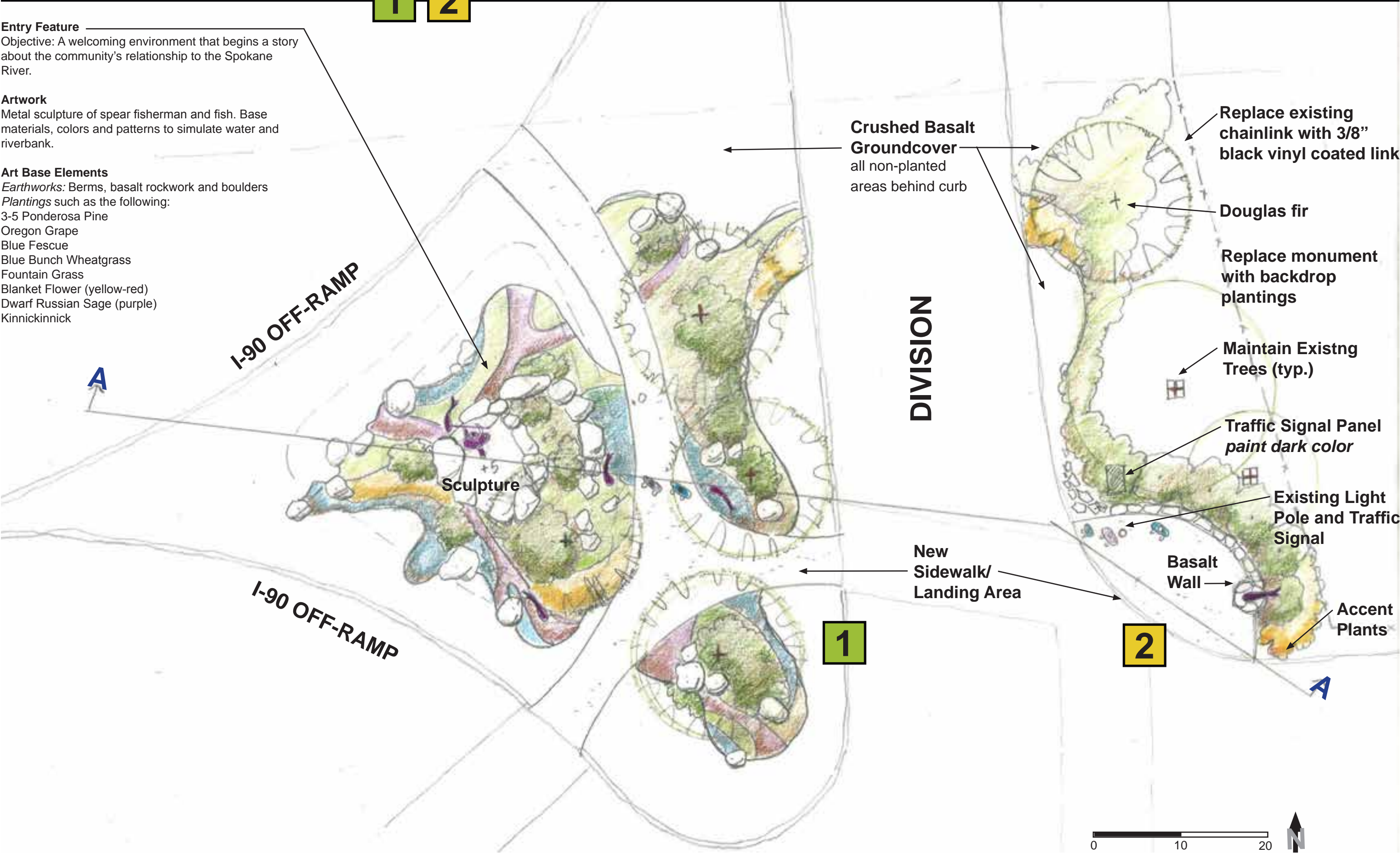
South of I-90 - Schematic Design Plan

1 2

Entry Feature
Objective: A welcoming environment that begins a story about the community's relationship to the Spokane River.

Artwork
Metal sculpture of spear fisherman and fish. Base materials, colors and patterns to simulate water and riverbank.

Art Base Elements
Earthworks: Berms, basalt rockwork and boulders
Plantings such as the following:
3-5 Ponderosa Pine
Oregon Grape
Blue Fescue
Blue Bunch Wheatgrass
Fountain Grass
Blanket Flower (yellow-red)
Dwarf Russian Sage (purple)
Kinnickinnick



South of I-90 - Schematic Design Plan
Cross Section Study

1 2

Section A-A
Native fisherman sculpture approximately 8' high (not including spear) plus three to five fish.
Grades to rise immediately behind the curb. The sculpture base will be 4' to 5' above grade.



Eastbound Off Ramp

Crushed Basalt Groundcover
non-planted areas

Basalt Boulders, Plants, Irrigation.
Sculptures: Native Fisherman, 3-5 Salmon

Conifers and Low Plantings

Northbound Division

Basalt Wall, Plants, Irrigation.
Sculpture: Salmon

0 10 20



Douglas Fir
Pseudotsuga menziesii var. 'glauca' or 'fastigiata' (columnar)

Below - Examples of native and drought tolerant plantings that may be included in the design for accent and to simulate the shoreline environment.

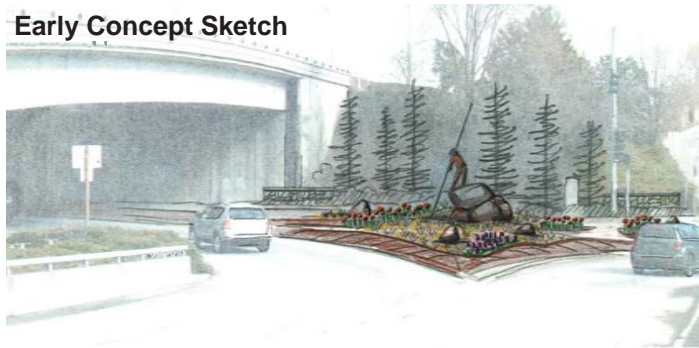
Native and non-native grasses, Russian sage, blanket flower.



Ponderosa Pine
Pinus ponderosa - 6' to 7' tall at planting.



Early Concept Sketch



Left - The subjects for the figurative sculptures to be offered for private sponsorship are a native spear fisherman and salmon. The artist is Virgil "Smoker" Marchand, a well-known and highly respected sculptor whose work celebrates the history of the native people and their connection to the land. Recently, the Avista Corporation installed several of Mr. Marchand's pieces alongside the Spokane River at Huntington Park.



A fountain is not proposed for this area. Instead, rock placement and planting patterns will take inspiration from the Spokane Falls.



A basalt wall that was recently installed at Riverfront Park. A similar wall is proposed in Area 2 at the intersection of Division and 4th.

1

Area 1 - South Triangle

Site Preparation.....	\$39,000
Mobilization, Clearing, Grading, Utility Work	
Hardscape.....	\$6,800
Removals, ADA Updates, New Sidewalk	
Landscape Preparation.....	\$4,900
Topsoil, Bark Mulch, Gravel Mulch	
Rock Elements.....	\$13,400
Medium and Large Basalt Boulders	
Sculptures.....	\$13,000
Fisherman/Spear, Small Fish, Sculpture Bases	
Plantings.....	\$9,300
Trees, Shrubs, Perennials, Ornamental Grasses	
Irrigation System.....	\$25,700
Subtotal Direct Construction Cost	\$112,100
5% Scope Contingency	\$5,605
Total Direct Construction Cost	\$117,705
15% Design	\$17,656
3% Administrative Costs	\$3,531
10% Construction Contingency	\$11,771
10% Construction Management	\$12,948
Total for Area 1	\$163,700
Additional items not included in total above:	
Annual Landscape Maintenance Cost	\$378
Optional Lighting Allowance	\$27,200

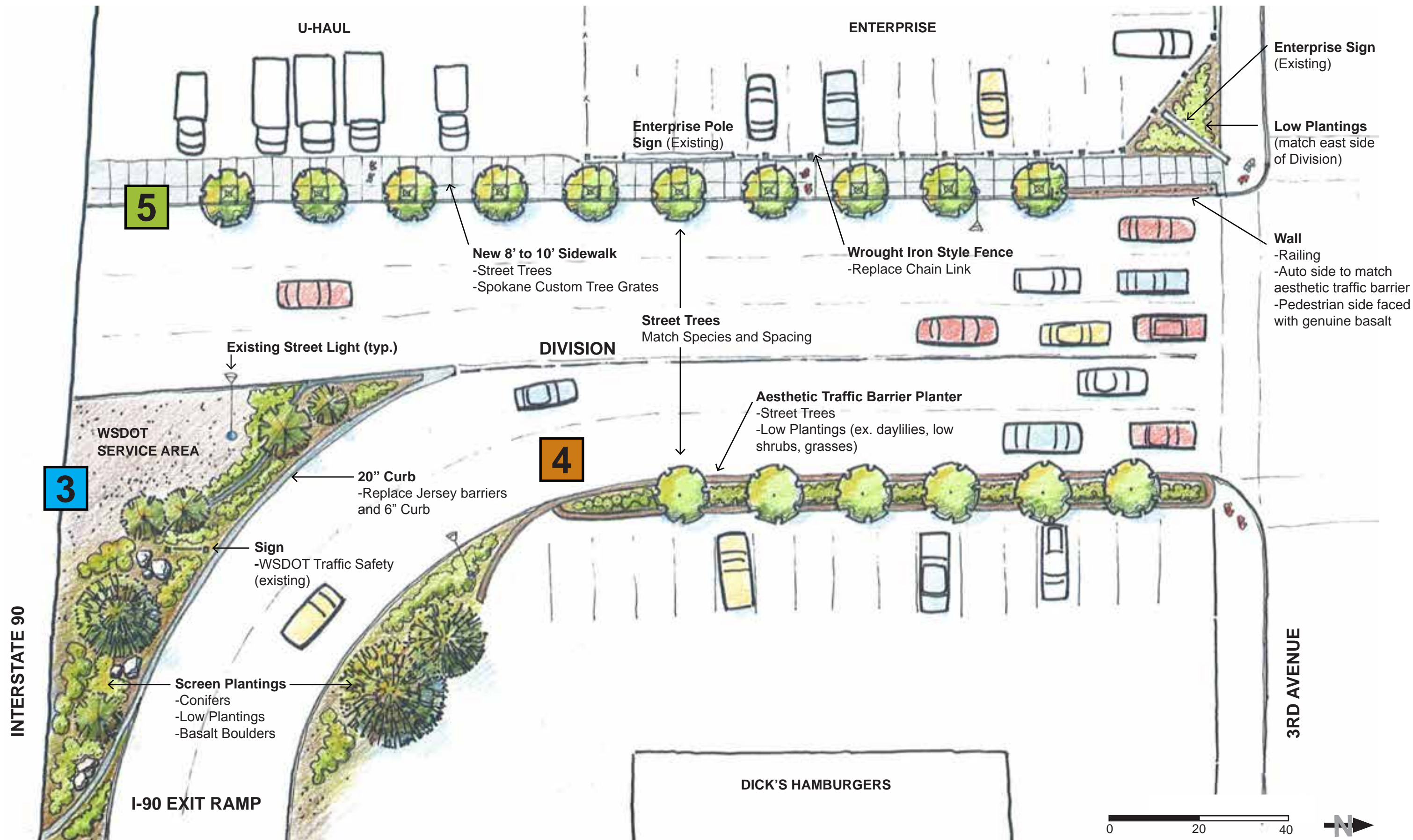
A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.

2

Area 2 - Southeast Welcome

Site Preparation.....	\$26,000
Mobilization, Clearing, Grading, Utility Work	
Hardscape.....	\$4,100
Removals, New Sidewalk, Signs	
Landscape Preparation.....	\$500
Topsoil, Bark Mulch, Gravel Mulch	
Rock Elements.....	\$6,300
Basalt Riprap, Basalt Faced Wall & Monument	
Sculptures.....	\$900
Small Fish, Sculpture Bases	
Plantings.....	\$4,800
Trees, Shrubs, Perennials, Ornamental Grasses	
Irrigation System.....	\$3,800
Subtotal Direct Construction Cost	\$46,400
5% Scope Contingency	\$2,320
Total Direct Construction Cost	\$48,720
15% Design	\$7,308
3% Administrative Costs	\$1,462
10% Construction Contingency	\$4,872
10% Construction Management	\$5,359
Total for Area 2	\$67,800
Additional items not included in total above:	
Annual Landscape Maintenance Cost	\$144
Optional Lighting Allowance	\$8,900

A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.

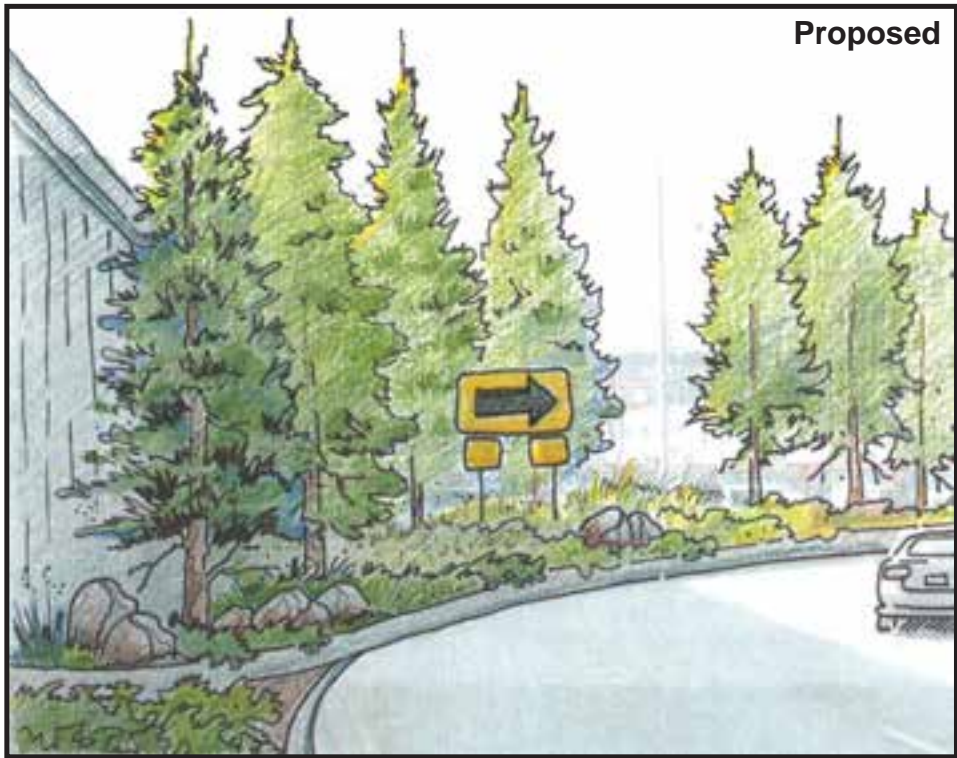




PLAN VIEW Not to Scale



Existing



Proposed

Proposed Enhancements:

- 20" curb to replace existing 6" curb and Jersey barriers.
- Naturalistic plantings to continue the style and patterns proposed south of I-90 (evergreen trees, native and drought tolerant shrubs, grasses and accent plants).
- Basalt boulders.
- Crushed basalt rock mulch in WSDOT service area and other unplanted areas.

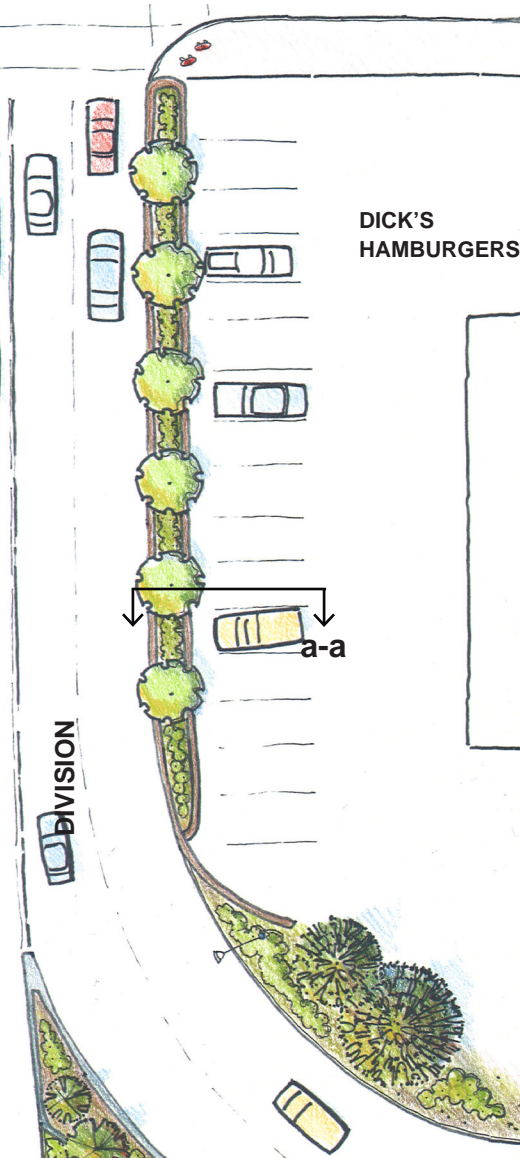
Area 3 - Northeast Triangle

Site Preparation.....	\$52,000
Mobilization, Clearing, Grading, Utility Work	
Hardscape.....	\$11,400
Curbing, Signs	
Landscape Preparation.....	\$2,200
Topsoil, Bark Mulch, Gravel Mulch	
Rock Elements.....	\$4,500
Medium and Large Basalt Boulders	
Plantings.....	\$8,900
Trees, Shrubs, Perennials, Ornamental Grasses	
Irrigation System.....	\$5,400
Subtotal Direct Construction Cost	\$84,400
5% Scope Contingency	\$4,220
Total Direct Construction Cost	\$88,620
15% Design	\$13,293
3% Administrative Costs	\$2,659
10% Construction Contingency	\$8,862
10% Construction Management	\$9,748
Total for Area 3	\$123,200

Additional items not included in total above:

Annual Landscape Maintenance Cost	\$360
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A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.



Mass plantings such as grasses, perennials and/or low shrubs between columnar street trees.

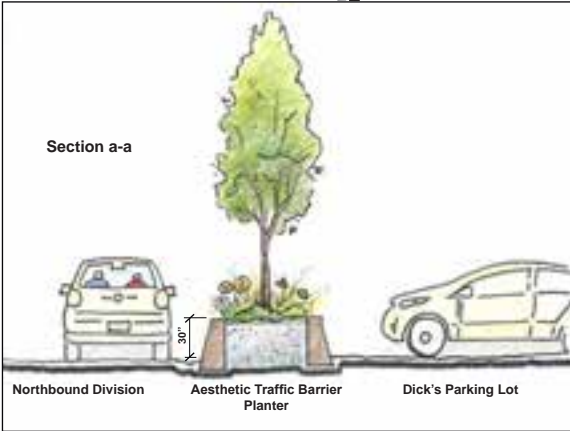


Aesthetic Traffic Barrier - Cast in Place Stamped and Stained Concrete.
(Photo taken on SR 542 Church Mt. Rd.)



Above Left - Simulated basalt - integral color, stamp and stain.
Above Right - Color and pattern of basalt veneer walls on I-90 main line to be used as a model for aesthetic traffic barriers.

PLAN VIEW Not to Scale
Objectives: Beautification; Discourage pedestrians and panhandlers.

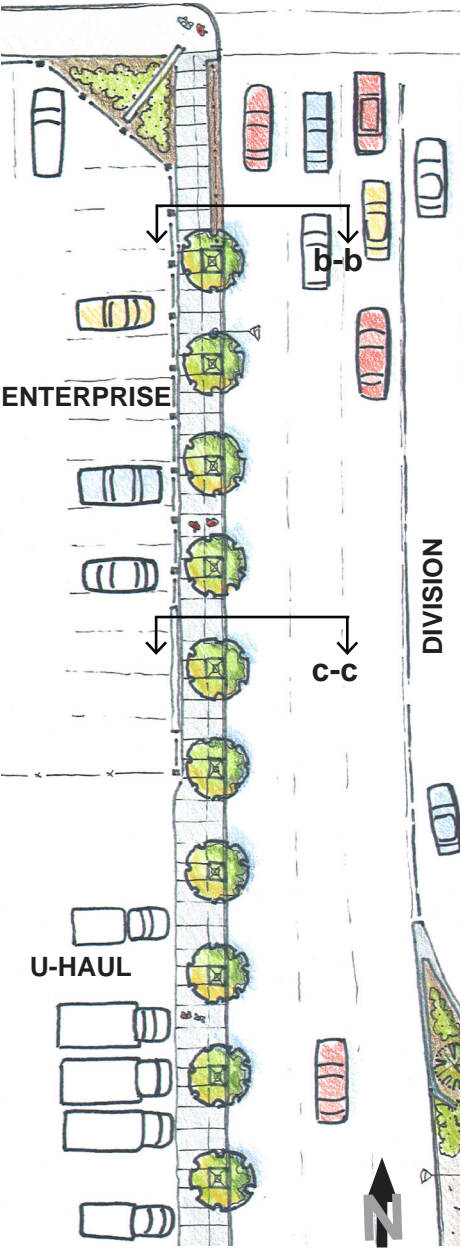


Area 4 - Northeast Protective Barrier

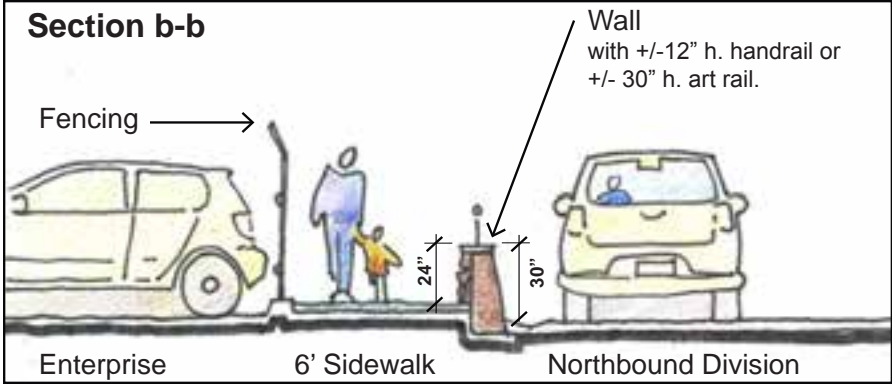
Site Preparation.....	\$38,000
Mobilization, Clearing, Grading, Utility Work	
Hardscape.....	\$4,000
ADA Updates, Signs	
Protective Elements.....	\$110,600
Aesthetic Traffic Barrier	
Landscape Preparation.....	\$1,600
Topsoil, Bark Mulch, Gravel Mulch	
Plantings.....	\$12,400
Trees, Shrubs, Perennials, Ornamental Grasses	
Irrigation System.....	\$4,000
Subtotal Direct Construction Cost	\$170,600
5% Scope Contingency	\$8,530
Total Direct Construction Cost	\$179,130
15% Design	\$26,870
3% Administrative Costs	\$5,374
10% Construction Contingency	\$17,913
10% Construction Management	\$19,704
Total for Area 4	\$249,000

Additional items not included in total above:
Annual Landscape Maintenance Cost \$594

A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.



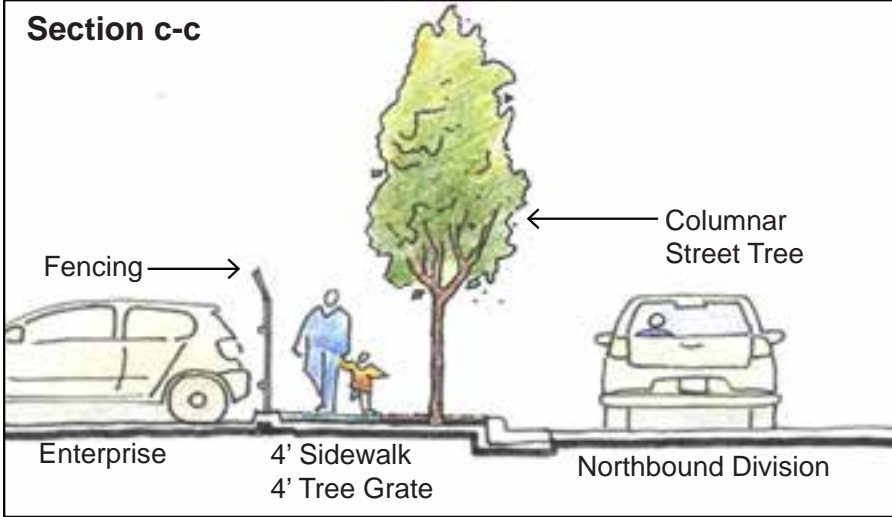
PLAN VIEW Not to Scale
Objectives: Beautification; encourage pedestrians; discourage panhandlers.



Section b-b
Fencing → Wall with +/-12" h. handrail or +/- 30" h. art rail.
Enterprise 6' Sidewalk Northbound Division

Fencing
New wrought iron style. Image "C" this page or similar.

Wall
- Cap and rail to help discourage panhandlers near the intersection. The "proposed" concept sketch on the following page shows a potential art rail option.
- Pedestrian side - Genuine basalt face. See image "A" this page.
- Automobile side - Aesthetic traffic barrier to mirror opposite side of Division. See image "B" this page.



Section c-c
Fencing → Columnar Street Tree
Enterprise 4' Sidewalk 4' Tree Grate Northbound Division

Fencing
New wrought iron style. Image "C" this page or similar.

Tree Grate
Image "D" this page.



A - Genuine Basalt Wall with Cap (photo taken at Kendall Yards).



B - Aesthetic Traffic Barrier - Cast in Place Stamped and Stained Concrete.



C - Wrought Iron Style Fencing.



D - City of Spokane 4'x4' Custom Tree Grate.

5

Area 5 - Northwest Sidewalk

Site Preparation.....	\$37,000
Mobilization, Clearing, Grading, Utility Work	
Hardscape.....	\$34,100
Removals, New Sidewalk, Structural Soil, Signs, Move Lights	
Protective Elements.....	\$41,300
Fence Removal, Fencing, Aesthetic Barrier, Steel Handrail	
Landscape Preparation.....	\$300
Topsoil, Basalt Boulders	
Rock Elements.....	\$900
Medium Basalt Boulders	
Plantings.....	\$21,500
Trees, Shrubs	
Irrigation System.....	\$10,800
Subtotal Direct Construction Cost	\$145,900
5% Scope Contingency	\$7,295
Total Direct Construction Cost	\$153,195
15% Design	\$22,979
3% Administrative Costs	\$4,596
10% Construction Contingency	\$15,320
10% Construction Management	\$16,851
Total for Area 5	\$213,000

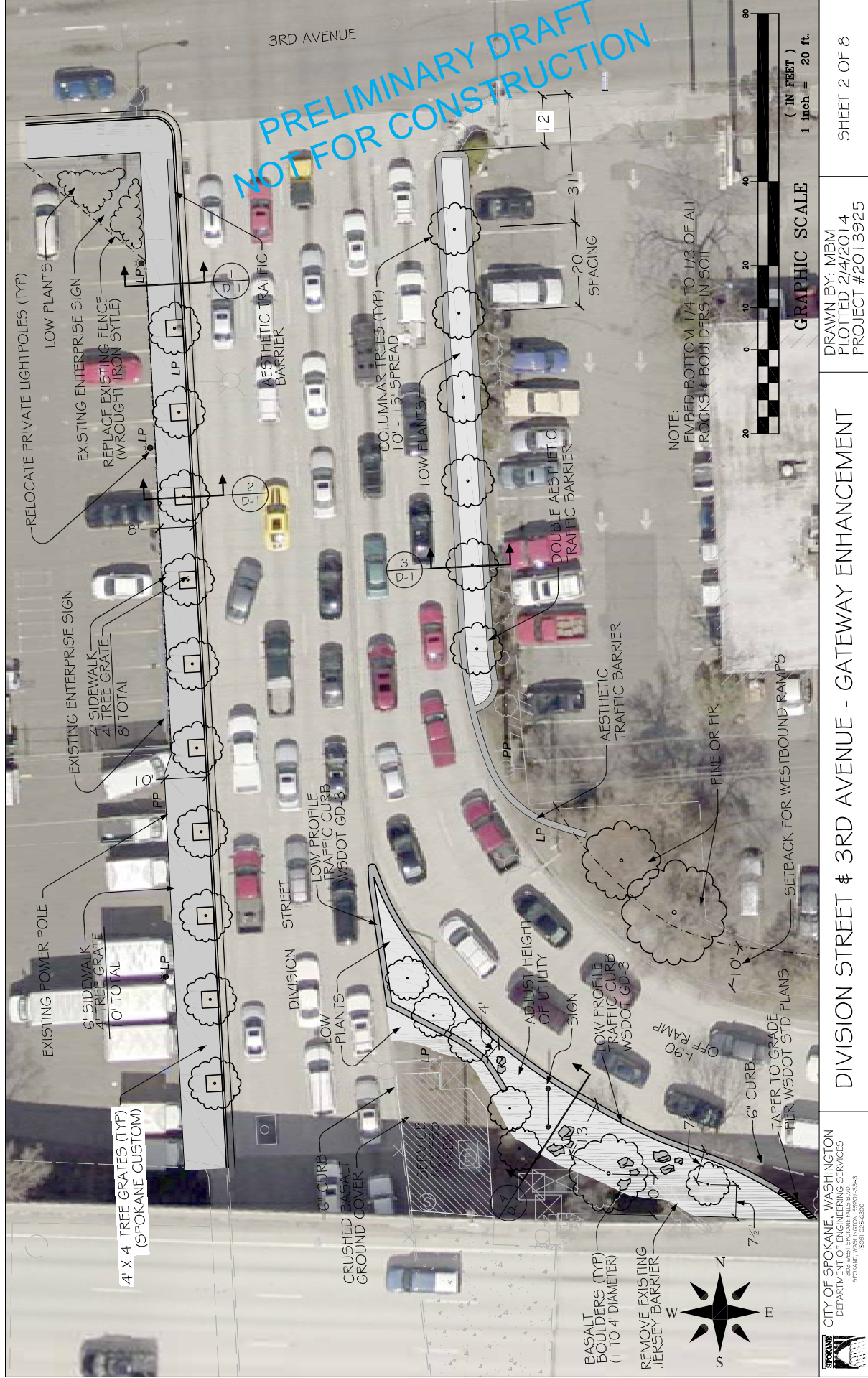
Additional items not included in total above:	
Annual Landscape Maintenance Cost	\$108
Optional Lighting Allowance	\$38,900

A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.

Summary of Estimated Costs

PROBABLE COSTS Improvements Designed and Constructed At Once.	
Site Preparation..... Mobilization, Clearing, Grading, Utility Work	\$94,000
Hardscape..... Sidewalk Work, ADA Updates, Curbing, Signs, Move Lights	\$60,300
Protective Elements..... Fence Removal, Fencing, Aesthetic Barrier, Steel Handrail	\$151,900
Landscape Preparation..... Topsoil, Bark Mulch, Gravel Mulch	\$9,400
Rock Elements..... Basalt Riprap, Basalt Faced Walls, Monument, Medium and Large Basalt Boulders	\$25,100
Sculptures..... Fisherman/Spear, Small Fish, Sculpture Bases	\$13,500
Plantings..... Trees, Shrubs, Perennials, Ornamental Grasses	\$56,900
Irrigation System.....	\$49,500
Subtotal Direct Construction Cost	\$460,600
5% Scope Contingency	\$23,030
Total Direct Construction Cost	\$483,630
15% Design	\$72,545
3% Administrative Costs	\$14,509
10% Construction Contingency	\$48,363
10% Construction Management	\$53,199
Total for All Areas	\$672,300
Additional items not included in total above:	
Annual Landscape Maintenance Cost	\$1,584
Optional Lighting Allowance for Areas 1, 2, and 5	\$75,200
A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.	

PROBABLE COSTS Improvements Designed and Constructed Individually.	
Site Preparation..... Mobilization, Clearing, Grading, Utility Work	\$192,000
Hardscape..... Sidewalk Work, ADA Updates, Curbing, Signs, Move Lights	\$60,300
Protective Elements..... Fence Removal, Fencing, Aesthetic Barrier, Steel Handrail	\$151,900
Landscape Preparation..... Topsoil, Bark Mulch, Gravel Mulch	\$9,400
Rock Elements..... Basalt Riprap, Basalt Faced Walls, Monument, Medium and Large Basalt Boulders	\$25,100
Sculptures..... Fisherman/Spear, Small Fish, Sculpture Bases	\$13,900
Plantings..... Trees, Shrubs, Perennials, Ornamental Grasses	\$56,900
Irrigation System.....	\$49,500
Subtotal Direct Construction Cost	\$559,000
5% Scope Contingency	\$27,950
Total Direct Construction Cost	\$586,950
15% Design	\$88,043
3% Administrative Costs	\$17,609
10% Construction Contingency	\$58,695
10% Construction Management	\$64,565
Total for Construction of All Areas Individually	\$815,900
Additional items not included in total above:	
Annual Landscape Maintenance Cost	\$1,584
Optional Lighting Allowance for Areas 1, 2, and 5	\$75,200
A design plan and a construction permit application must be submitted to WSDOT for review and approval prior to construction.	





City of Spokane - City Hall
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www.spokanecity.org

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