

SHORELINE PERMIT APPLICATION

City of Spokane Riverfront Park Redevelopment Projects

Conditional Use Permit Application

The proposed action requires approval of:

- Shoreline Substantial Development Permit (SSDP)
- Shoreline Conditional Use Permit (SCUP)
- Shoreline Variance (SV)

All Shoreline Permits must provide the following information:

1. Identify the name of the shoreline (water body) with which the site of the proposal is associated.

Spokane River

2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.

This Riverfront Park proposal continues with the ongoing redevelopment of Riverfront Park in Spokane, Washington that began with the Howard Street South Channel Bridge Replacement Project and the new Recreational Rink and Skyride Facility in the southwest corner of the park. This proposal includes construction and operations throughout the entire park to replace or repair park bridges, construct new park facilities, conduct landscaping improvements, and related park improvement activities that may include the following depending upon available funding:

- **Looff Carousel Building** – Replacing the existing carousel building for the Looff Carousel operations, naturalizing the shoreline area between the carousel building and the river, and updating landscaping around the building site.
- **Rotary Fountain** – Upgrading and maintaining the Rotary Fountain for public water play and enjoyment.
- **Red Wagon (Radio Flyer)** – Updating landscaping in the Radio Flyer wagon area, and improving pedestrian pathways into the park with amenities in the southeast portion of the park. The “SPOKANE” building blocks may be retained or relocated.
- **North Bank** – Demolition and replacing or remodeling existing park maintenance facility or parts thereof, providing a new regional playground, a skate park and/or sports court, and other park amenities, and reconfiguring public parking. One or two of the picnic shelters will be removed or retained with remodeling, depending upon an evaluation of options.
- **U.S. Pavilion (Pavilion)/Central Plaza Event Center** – Redeveloping the Pavilion area, which includes demolition of the ice rink and its cover currently located in the Pavilion, the Eastern Pavilion and possibly the Western Pavilion. Also, the IMAX Theater will be evaluated before an option is selected to keep/remodel, remove, or relocate. Work includes updating landscaping around the Pavilion to open up views to and from the Pavilion, and building a new Central Plaza event center. This redeveloped area will serve as an event gathering area and will be the primary location for mobile food vending that will serve park visitors including large park events.
- **Havermale Island** – In addition to the Pavilion improvements, rehabilitating and updating the Theme Stream water feature to preserve the ionic Expo '74 resource; restoring the construction access road off of Post Street, staging/disturbed areas and the West Havermale Island playground; adding destination point(s) on Havermale Island (e.g., public shelters, sculptors, possibly a garden highlighting Expo '74 butterfly structures, etc.); and improving the Clock Tower (e.g., providing public access inside the tower, improving the plaza). The Forestry Building may be removed or retained with remodeling depending upon an evaluation of options.

The Sister Cities site received a SCUP (Z1400014SSDP) on June 9, 2014. An extension to the SCUP Z140014SSDP is requested because it expires if construction does not commence within two years of the effective date of this permit. Therefore, a request for an extension of Z1400014SSDP is requested as part of this proposal.

- **Bridges** – Reconstructing or rehabilitating existing wooden and suspension pedestrian bridges and constructing new pedestrian bridges that serve as crossings across or over the river to different areas of the park or crossings over park features. Also, the North Channel Bridge will undergo new surfacing, landscaping and amenities as part of the north/south promenade. The North Channel Bridge and the south Theme Stream Bridge crossing will accommodate vehicles that serve the park (e.g., park maintenance, emergency, vendors).

Vehicular public access to the park is provided off of Post Street where the access drive crosses the Theme Stream to access central Havermale Island. This public access will accommodate vehicles that serve the park (e.g., park maintenance, emergency, vendors). A vehicular access for Parks is provided from Mallon Avenue south to where it crosses the North and Middle Channel bridges.

- **Canada Island** – Incorporating Canada Island as an integral part of the north/south promenade, highlighting Native American heritage with input from the local tribes, removing the British Columbia Pavilion, and maintaining the use of the Alberta Amphitheatre.
- **Park Amenities** – Removing, rehabilitating, replacing, relocating or constructing park shelters, playgrounds, amusement rides, bridges, restrooms, sculptors/art, and maintenance buildings in the park; and reconstructing or constructing of new pedestrian/bicycle paths, stairways, fencing, boardwalks, promenades, water features (waterfalls, ponds, streams, fountains, swimming pools, pads or interactive water features), rock climbing facilities, zip lines, skate parks and/or sports courts, gondolas or skyrides, food establishments, theatres or gathering places and ancillary buildings.
- **Park Improvements** – Providing restoration or naturalization of shorelands and temporary construction staging areas, onsite soils management including temporary soil stockpiling, trails including Centennial Trail improvements or relocations, irrigation, and utilities, stormwater management; and improving or adding other park facilities including lighting, art, signage, parking, viewing areas and overlooks including the North and South Sentinels. Also, updating landscaping and improvements throughout the park including boardwalks, benches, picnic tables and other landscaping amenities.

The Riverfront Park Master Plan Redevelopment projects' designs are at varying levels of detail and will continue to be refined based on project phasing, funding and evaluation of options. If the project details are not addressed or differ from what is described in this SEPA checklist, those associated construction activities and/or facility and onsite design revisions will be reviewed by the City's Permit Manager Team to determine if they are consistent with the impacts evaluated and the SEPA decision, and to assist in finding viable solutions and measures if they were not specifically called out in this Shoreline Permit Application.

3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.

The project site is Riverfront Park (approximately 36 acres), a public park that is a combination of lawns and forested land, basalt outcroppings, both level ground and rolling hills with the park trisected by three Spokane River channels. River flows through the park create water falls in the North and Middle Channels and flows flat in the South Channel. Remnants of Expo '74 are throughout the park along with Avista hydro-electric facilities (Upper Falls Gate House, Upper Falls Power House and Upper Falls Dam) and park or Expo 74' facilities (Pavilion, Clock Tower, Bavarian building, Skyride, maintenance buildings, and public parking areas).

Adjacent uses in this downtown urban area include:

- South – Shopping at the Riverfront Square and other commercial establishments, entertaining at the INB Performing Arts Center, public gatherings at conventions and public events at the Convention Center, and conducting business in the City's Central Business District.
- West – Governing at City Hall, recreating and viewing activities at Huntington and Veterans' Park, operating electrical hydro-facilities at the historic Washington Water Power (WWP) substation, educating at the Mobius Science Center, traveling on Post Street and Post Street Bridge transportation corridor, parking at the Bosch Parking lot, and dining at Anthony's restaurant.
- North – Shopping and commercial establishments including the Flour Mill and Broadway Dairy, lodging at Red Lion Inn at the Park, and entertaining at the nearby Spokane Veteran's Memorial Arena
- East – Traveling on Division Street and Division Street Bridge, a major north/south transportation corridor, and recreating at the Division Street boat take-out, a new facility located beneath this bridge.

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?

The Riverfront Park Redevelopment Project fair market project cost will be approximately \$50 million dollars for construction, which is funded publicly by a bond (funding for the previously permitted Howard Street South Channel Bridge and the Recreational Rink and Skyride Facility are including in the \$50 million budget). Other funding may be raised for ongoing miscellaneous park projects (e.g., stairs for the Clock Tower).

5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:

The Riverfront Park Spokane River bridges intrude waterward of the ordinary high water (OHW), and this proposal may also include overlooks, viewpoints or pathways, and shoreline plantings that extend beyond the River's OHW.

6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO If yes, describe:

New and more open views will be established within the park. The Pavilion will become more visible from inside and outside of the park by the removal of existing earthen berms, obscuring vegetation, the ice rink cover, the Eastern Pavilion and possibly the IMAX theatre; all presently block views of the Pavilion. Removal activities will also open up views to the Spokane River. Sight lines will be established to and from the Pavilion as observed from the North Sentinel, the North Bank, Inspiration Point, the Middle-Channel Bridge, the proposed new north/south promenade and other viewpoints. The new park design will establish and enhance views to and from key elements of the park including the Loeff Carousel, the Sentinels and the Spokane River.

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.

The project will be planned to provide similar, new and enhanced recreational activities while at the same time continuing park operations to the degree possible. The construction is sequenced and segregated into selected areas to allow continuous public use of remaining park areas. There will be temporary detours to direct the public around the construction activities and to provide alternative access to recreational amenities elsewhere in Riverfront Park. Some activities at their existing locations may be temporarily displaced during construction but will be reactivated in the park, possibly at new locations. Outdated recreational activities, such as the amusement rides in the Pavilion, may no longer be available. City Parks will schedule and manage construction activities in consideration of ongoing recreational activities and events.

The proposed final use of enhancing existing and providing new recreational activities, amenities, shoreline features, views and access to the shorelands, will draw more people to the park and river. The park redevelopment focuses on enhancing the aesthetic enjoyment of the shoreline and providing a variety of new recreational opportunities.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

The Shoreline Environment in the project area is Urban Intensive and it is located within the Shoreline Downtown District. Table 17C.124-1 Downtown Zone Primary Uses permits parks and open areas, offices, and major event entertainment and allows items such as mobile food vending.

This proposal is consistent with the Shoreline Master Program because the end result will be enhanced and new facilities that provide a variety of recreational shoreline opportunities that were not previously accommodated for in the park. In addition, the design for the proposed project enhances public access to the park's interior and shorelands by providing pedestrian/bike pathways that connect to primary park circulation routes. It creates new shoreline recreational areas and facilities that provide year around activities for downtown and Riverfront Park users. The design goals of the redeveloped areas are to seamlessly integrate the downtown core into the larger overall park theme, with a focus on preserving existing park views, creating new park views, providing a feeling of connection to the river, expanding the use of the park with facilities and attractions, restoring any loss of habitat caused by park redevelopment, incorporating architectural elements within the park, and providing historic preservation of remaining Expo '74 features where possible.

9. A detailed narrative of how the impacts of the proposal have been analyzed to achieve no net loss of shoreline ecological functions, including each step of the mitigation sequencing process, as defined in Section 17E.060.220 SMC.

The project can't avoid impact to existing vegetation because of improvements required for the new Loeff Carousel building and other facilities, promenades and walkways, the Central Plaza and other pedestrian areas. Vegetation will be avoided whenever possible. Trees with special significance or importance will be avoided and protected based on determinations by the City Urban Forester. Shorelands will be re-established where possible by reducing the width of bridges, and replacing

existing hardscaping with riparian habitat where possible. For those impacts that can't be avoided, the following describes how mitigation was established.

This project will remove over two hundred trees that are damaged, diseased or unavoidable. The primary ecological functions of these trees are to provide shade, urban habitat, and soil stabilization for water quality function. Since this is an urban park, the ecological function for much of the park is somewhat impaired; however, the trees, although primarily non-native, still provide ecological function. Additional trees will be planted at a 4:1 ratio for trees larger than 4-inches or as determined by the City Urban Forester. Trees will be replanted where possible within Riverfront Park, but may also be replanted elsewhere in the city park system. Plantings will be designed to enhance the available habitat, increase shade, and stabilize soils to improve water quality while still allowing shoreline access and views appropriate for the shoreline designation.

Turf will be removed in some areas and added to other areas of the park (e.g., a portion of an existing parking lot on the North Bank will be replaced with turf). Turf replacement will be performed where possible within Riverfront Park, but may also be replanted elsewhere in the City's park system.

Shoreline development must be done with a "no net loss" of shoreline ecological functions necessary to sustain shoreline natural resources and to plan for restoration of ecological functions where they have been impaired". To accomplish this goal, the ecological impacts of the site will be analyzed by vegetative mapping to identify potential vegetative loss. A vegetation plan will be followed that identifies trees to be avoided and protected and describes the restoration plan. Coordination is ongoing with the City's Urban Forester to preserve and protect significant trees wherever possible and to mitigate if these trees or other vegetation can't be avoided. The vegetation mitigation will comply with Riverfront Park's Habitat Management Plan (HMP). Also, riverbank restoration will be performed in accordance with aquatic resources permits that may be needed for work performed in or over the river's OHW.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application.

Permits required from other than City of Spokane agencies (applications forthcoming):

- Approval of construction plans and specifications by the Spokane Regional Health District is required prior to issuance of building permits that have food establishments.
- Shoreline Conditional Use Permit, City of Spokane & Washington State Department of Ecology (Ecology)
- Hydraulic Project Approval, Washington State Department of Fish and Wildlife
- Cultural Resources Approval, City Historic Preservation Officer per Executive Order 05-05, DAHP, and tribes
- Registration of any existing or proposed dry wells on-site, Ecology
- Construction Stormwater General Permit, Ecology

In addition to Questions 1-10, all Shoreline Conditional Use Applications must ALSO provide the following information:

11. List the provisions of the land use code that allows the proposal.

The land use is currently zoned Downtown General (DTG), which allows for mixed-use and a very wide range of uses, including recreational parks (Parks and Open Space) and Retail Sales and Service. The development site lies within the Intensive Urban Environment (IUE). This proposal is located on city-owned property within an existing city park and is based on the Riverfront Park Master Plan. Because it is a Type III application and requires a conditional use permit, there will be an opportunity for public comment, a public hearing and a decision by the Hearing Examiner.

12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

There are a myriad of comprehensive plan policies, goals and objectives in the Shoreline Master Program that are applicable to this proposal. A few examples are:

LU 1 Goal – City-wide Land Use: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

The proposed park improvements will enhance Spokane's urban center and will provide a variety of recreational opportunities.

LU 1.9 – Downtown: This policy is to “recognize the direct relationship between citywide land use planning and the present and future vitality of downtown Spokane.”

This proposal revitalizes Riverfront Park and will also provide vitality to the downtown area by providing diverse activities and a mix of uses to people of different socio-economic backgrounds. With more people attracted to the park and the downtown area, the downtown economy will benefit. Riverfront Park is at a prime location to engage people shopping or working in the area. This park redevelopment provides a unique vision to urban living and at the same time will be integrated into the Riverfront Park Master Plan.

LU 1.12 – Public Facilities and Services: This policy is to “ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.”

Riverfront Park is located in an area where existing public services (fire and police protection, public sewer and water, solid waste disposal and recycling, and transportation) and other public services are available to serve these proposed new facilities. Provisions will be made for stormwater drainage, lighting, traffic and access control, circulation, off-street parking and loading facilities, transit, and bicycle and pedestrian facilities.

Goal LU 2 – Encourage the enhancement of the public realm.

LU 2.1 – Public Realm Features “encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.”

The proposal will encourage people to interact with their surroundings and with other people. The appearance, use and attractiveness of the proposal has been carefully considered in terms of using common building materials found elsewhere in the park, integrating landscaping into the over-all park design, and providing new and exciting opportunities to enjoy Riverfront Park. The southern portion of the park that includes the Loeff Carousel is compatible with the downtown core by providing a good transition from the downtown urban buildings into a more open park experience. The proposal provides pathways and interconnections for improved and easy access between public and private places. The new park facilities, amenities and landscaping will attract visitors and be an asset to the urban environment, and at the same time, provide connectivity with the natural environment.

Goal LU 5 – Development Character – Promote development in a manner that is attractive, complementary and compatible with other land uses.

LU 5.1 Built and Natural Environment and LU 5.4 Natural Features and Habitat Protection – “to ensure that developments are sensitive to and provide adequate impact mitigation . . .” Also, “to protect significant natural features and wildlife habitat.”

This proposal will remove existing vegetation (trees, shrubs and grassy areas) and replace with impervious surfaces (promenades, Central Plaza). Vegetation loss is being carefully identified and replaced at a no net loss in ecological function as described in an updated Riverfront Park HMP. A vegetation replacement plan will be prepared in coordination with the City’s urban forester and requirements of the HMP.

LU 5.1 Environmental Quality Enhancement – is to “encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.”

Professional landscape architects had a strong influence to be sure that there is adequate landscaping, pathways, and connectivity so that the proposal is compatible with development in the surrounding area (both urban and park areas). The park redevelopment design will enhance existing viewpoints and establish new park viewpoints of key City landmarks including the Pavilion, the Loeff Carousel and the Clock Tower that were not previously available. A connectivity to the river is a theme incorporated into the park wide design.

LU 7.3 Historic Reuse – “allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.”

Preservation of historic resources include:

Rehabilitation: The existing Theme Stream water feature was an iconic element of Expo ’74, a resource that has been determined to be eligible for protection as a historic resource because of Expo ’74’s significance to Spokane. This proposal will include rehabilitation of the Theme Stream. It also includes replacement of the southern-most bridge with a new crossing somewhat farther north than the existing – the current bridge is not historic because it replaced the original after it collapsed.

The new crossing and other rehabilitation activities must be done in accordance with U.S. Department of Interior Standards and in accordance with the Riverfront Park Historic Preservation Plan as required by a Memorandum of Agreement (MOA), which is a part of the Section 404/401 permit issued by the USACE for the Howard Street South Channel Bridge.

Reuse of Historic Elements: The existing Bavarian building from Expo '74 that presently houses the Loeff Carousel, a historic asset, is often crowded and is cramped for space. It is difficult to access the carousel by pedestrians and those needing ADA facilities. It will be replaced with a new, updated Loeff Carousel building that will better feature the Loeff Carousel, will improve access to the carousel, allow more public use of the facility, and will improve the ability to maintain.

Historic elements of the original building will be salvaged and reused when possible. For example, the copper tiles from the original fascia may be reused in the replacement building's fascia. Also, the Bavarian building lacked the height necessary to accommodate the entire historic carousel, resulting in the top of the carousel being in storage for over 40 years. The new building will have sufficient interior height, enabling the original top of the carousel to be reinstated to its former glory.

Historic Significance Restoration: Recognizing the significance and importance of a historic structure can be accomplished by making it more visible in the downtown core and within the park. The Pavilion's cable system and structure will be made more visible from viewing areas inside and outside of the park. It will "stand-out" by incorporating sight-lines into the overall park design by the removal of adjacent structures, earthen berms and obscuring vegetation.

Preservation: Other Expo '74 elements will be retained, remodeled, restored, relocated, or removed based on an evaluation of options and following the Riverfront Park Historic Preservation Plan. Preservation of historic structures/elements will be taken into consideration whenever possible (e.g., the garbage goat will be maintained in its existing location, with accessibility improvements).

Interpretation: The project includes historic interpretation through the use of interpretative signs that provide historical accountings of the removed bridges and for some Expo '74 features. Other interpretation may include software applications that can be downloaded on the Park's history, art, highlighting the tribal heritage on Canada Island or other means to highlight the historic aspects of the project area.

13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

The proposal meets the concurrency requirements because it is a park project endorsed by the 2014 Riverfront Park Master Plan that looked at the future of the park comprehensively. It focused on redesigning and upgrading the park in order to serve the community for years to come. There are existing and available utilities and infrastructure (water, sewer, roads) located on parkland or available for connection, and there are public services (emergency, fire, police) readily available. Parks has worked closely with utility providers on existing infrastructure needs and improvements. Park-wide plans are in preparation to provide an integrated approach for stormwater management, utilities, vegetation restoration/mitigation and landscaping.

14. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

There should be no significant effects or interference with the use of neighboring property or the surrounding area. The expanded, improved and new recreational uses should bring more business into the area that will bolster the local economy. A traffic study indicates that sufficient parking is available at Riverfront Park facilities or at downtown parking areas.

Temporary impacts of occasional disruption of traffic and inconvenience to traffic movement caused by construction vehicles accessing the park is expected to occur in the area. Pedestrian movement may also be inconvenienced when rerouted throughout the park as necessary to separate pedestrians from construction areas.

An adverse impact is the loss of vegetation (trees and turf) in the park. Vegetation losses are unavoidable because of the space required for the new promenades, Central Plaza, park facilities and amenities. A HMP will address vegetation replacement to achieve a no net loss of ecological function. Any adverse impacts to aquatic resources will be mitigated in accordance to aquatic resources permits should they become necessary.

Any contaminated soils found in the park during construction or during park operations will follow the Riverfront Park Soil Management Plan. Stormwater controls and management must meet the City of Spokane's requirements/standards if discharging to the City's POTW or Ecology's requirements/standards if discharging to the Spokane River.

15. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.
This CUP application includes all of the remaining Riverfront Park redevelopment projects. There are other City projects occurring within the same timeframe as the park redevelopment projects. These include City Stormwater Overflow (CSO) projects (e.g., Bosch parking lot and Spokane Falls), and street projects (Monroe/Lincoln, Main Avenue, Wall Street, University Pedestrian Bridge, Trent Street Bridge, Wall and Spokane Boulevard intersection). The City has hired a construction manager from Hill International to identify and schedule simultaneous occurring park projects and in coordination with other City projects. This proposal does not interfere with achieving the goals of the shoreline master program, rather its purpose is to benefit and promote the shoreline master program.

Supplemental Narrative of Riverfront Park Redevelopment

The park redevelopment projects are still in preliminary design stage with more details forthcoming to be submitted to the City prior to construction that include final plans for facilities, landscaping, vegetation, utilities, stormwater, lighting, and grading. Much of the redevelopment work described in this application will be funded by the Riverfront Park Bond. Other projects are currently unfunded but may have unforeseen funding opportunities and are included in this CUP application.

The redevelopment at Riverfront Park fit into two categories. Some areas are envisioned for significant new program elements such as the Loeff Carousel, Havermale Promenade and Central Plaza, North Bank development, and reimagining the Pavilion. These large scaled elements are holistic reimagining of entire areas as new hardscape and landscape. Other areas of the park will receive more targeted surgical improvements, such as maintenance to existing bridges, utility upgrades, paving and access improvements, new and improved lighting, enhanced irrigation and planting. Also, legacy elements have been incorporated into the park wide design to maintain them, highlight them or perhaps restore them to their glory. There are relics of the Expo '74 era that may not quite rise to the "legacy" status but still may present design opportunities in their existing or in a reimagined state, and a potential for modifications to those elements. In all cases where design influences Expo '74 features, those design proposals will be evaluated as part of the Riverfront Park Historic Preservation Plan.

For additional understanding of the Riverfront Park Redevelopment, The following narrative addresses projects per geographic zones (the South Bank, Canada Island, the North Bank and Havermale Island).

South Bank

Loeff Carousel Facility – Because the Loeff Carousel is farther along in design than the remaining park-wide redevelopment projects, the Loeff Carousel narrative is more detailed than most upcoming projects.

Site Design:

The site design surrounding the Loeff will be modified to accommodate the new building including new paving, preservation of existing plantings to the east, and new and improved plantings. The existing hardscaping north of the carousel building will become a shorelands restoration project, known as the "River's Edge". This enhancement of the riparian area will also extend into the Red Wagon site, resulting in a net increase in vegetation in this area. Work will be performed outside the river's existing limits (outside OHW) to remove manicured lawn and asphalt paving, and replace with riparian plantings transected by boardwalks to viewpoints that invite visitors to feel closer and more connected to the river. These riparian edges may also provide the opportunity for stormwater treatment areas.

Loeff Carousel Building: The reimagined Loeff Carousel building will be the most iconic of the South Bank structures. The building footprint is irregular in shape with large expanses of glass on the river frontage. The carousel cylinder is 87' in diameter, and about 35' high to the top of its dome above the Carousel itself. The accessory/support spaces fan out from the cylinder in a "wedge" toward the southeast. The building is approximately 13,000 sq. ft. in total footprint area.

Loeff Carousel Facility Access: All pedestrian access to the Loeff Carrousel Facility will come from the east, south and west. From the east, pedestrians will follow the pathway along the south bank, in front of the Radio Flyer Wagon. From the south pedestrians will approach from a pathway roughly parallel to Spokane Falls Boulevard. From the west pedestrians will approach from the plaza surrounding the Rotary Fountain and traverse a new Loeff plaza at the west side of the Loeff Facility. The main entry to the Loeff facility faces southwest. Tickets will be available for purchase inside the building.

General building service access will be via small trucks or golf-service vehicles that will approach the main entry during off-hours (facing southwest) or the rear/service entry during open-hours (near the northeast tip of the building footprint). The northeast entry will occasionally be used by caterers to service rental party rooms. Food service delivery will be modest, serving only beverages, snacks and treats. For larger items, a truck will service the building via the wide walkway paralleling Spokane Falls Boulevard (and do so during non-operating hours). Typically, hand carts will be used to move items to the building interior. Delivery of large items will be very rare. Refuse from the building will be collected each day in bags and

stored in the storage room until service carts stop by each day to remove the trash and dispose of it with other park refuse. This will be done via the northeast service entry.

Rotary Fountain and Café

The Rotary Fountain is to be maintained with limited changes that include modifications of paving surrounding the periphery of the fountain area and renovation of the fountain's mechanical systems. Some of the current challenges with the area, notably conflicting bike and pedestrian circulation will be addressed (e.g., relocating the Centennial Trail in a more deliberate way to Havermale Island).

Radio Flyer Area (South Bank East)

The southeast corner will be formalized as a portal to the park from the convention center and adjacent hotel. Improvements to this area will include new pedestrian pathways into the park and adjacent to Spokane Falls Boulevard, revised grading to make pathways ADA compliant, new or enhanced landscaping and lawn areas. Existing features, including the Radio Flyer, most significant trees, and the Stevens and Washington Street Bridge landscaping will remain as is with minor maintenance or upgrades. The Radio Flyer resilient surfacing surrounding it will be reconstructed.

Canada Island

Canada Island will be designed with input from the Spokane Tribe of Indians to highlight their heritage. Refer to the general description for other details.

North Bank

The entrance into the park from the north will be emphasized and improved. Some parking areas will be removed and replaced with recreational uses such as a regional playground, and skate park and/or sports court. This site may have pedestrian connections in the future to a proposed sports complex north of the park. Also, Park's existing maintenance and yard facilities will get a much needed upgrade.

Havermale Island

West Havermale parking (Post Street Parking)

The existing parking lot at the east end of Havermale Island (adjacent to Post Street) is to remain, with major maintenance, including repaving. However, alterations will alter the southern one third of this parking area, potentially reducing overall parking slots to accommodate new park elements and circulation, including the Havermale Promenade and pedestrian connection to the City Hall Plaza.

Theme Stream

The existing Theme Stream and serpentine circulation route is to be retained and enhanced to improve function (water flow), visual and physical access (in accordance with ADA), and to enhance its experience. The existing Theme Stream elements will largely be retained as is with the following modifications: accessibility enhancements including replacement of the non-historic south theme stream bridge, modification of existing pedestrian crossings (reduction of size) and modification to edge conditions (lowering edges for accessibility). The existing basalt falls would remain intact with long overdue maintenance and cleaning to be completed including renovation of weirs and re-installation of lighting.

All proposed design modifications must be approved in accordance with the Historic Preservation Plan (HPP) and the Memorandum of Agreement (MOA) developed in association with the USACE Section 404 permit relating to the removal of the historic South Channel Bridge, a contributing resource to the National Register – eligible Expo 74 historic district. In accordance with the HPP and MOA, improvements to the Theme Stream will meet the U.S. Secretary of the Interior Standards for Rehabilitation. The City will provide consulting parties to the MOA an opportunity to review and comment on the rehabilitation plan and the plan will be approved by the Washington Department of Archaeology and Historic Preservation.

Renovated Playground

The existing, interior, double-stacked parking area that is a relic from the demolished YMCA building is to be demolished and replaced with a relocated and expanded play area that will merge the site's existing topography with minor grading enhancements, improve circulation (with new and modified paving), and provide new and enhanced plantings. The playground will be developed in close coordination with Avista whose hydroelectric infrastructure underlies much of the site.

East Havermale Island

East Havermale Island will not experience a major make over as compared to Central Havermale Island. It will continue to experience wide-open grassy spaces and natural landscaping with limited hardscaping. However, revisions to landscaping, pathways and other park amenities will occur with the objective to draw people to "destination points" and to the river. See the tab for site plans that includes:

Exhibit A: Existing and Proposed Riverfront Park Redevelopment Site Plans (Berger) and planting list technical memorandum.
Exhibit B: Utilities Plan – Existing and Proposed (CH2M)
Exhibit C: Looff Building Layout and Elevation (NAC)

Also, refer to the attached notebook for Riverfront Park's Stormwater Plan (Coffman Engineers)