REQUEST FOR COMMENTS
“The Sportsplex” Design Departure
FILE NO. Z19-381CUP2

Date: September 13, 2019

To: Interested Parties, City Departments and Agencies with Jurisdiction.
(Distribution list on reverse side)

From: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6638
abrast@spokanecity.org

Subject: Type II Conditional Use Permit (CUP)
Design Departure for Sportsplex
*Comments Due Fri Sept. 27th, 2019 by 5PM*

Applicant: Colin Anderson
Integris Architecture
10 S Cedar
Spokane, WA 99201

Owner: Spokane Public Facilities District
720 W Mallon Ave
Spokane, WA 99201
City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201
Spokane Federal Credit Union
PO Box 2519
Spokane, WA 99220

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Location Description: 522 W Cataldo, 507 W Cataldo, 427 W Cataldo, 923 N Washington, 921 N Washington, 418 W Cataldo, 422 W Cataldo, 426 W Cataldo, 432 W Cataldo, 436 W Cataldo, 444 W Cataldo, 483 W Dean, 487 W Dean, 433 W Dean, 431 W Dean, – Parcel Nos. 35181.4231, 35181.4406, 35181.4409, 35181.4202, 35181.4203, 35181.4204, 35181.4205, 35181.4206, 35181.4207, 35181.4208, 35181.4226, 35181.4225, 35181.4224, 35181.4223, 35181.4222,

Description of Proposal: The Spokane Public Facilities District is proposing to construct a 135,000 square foot multi-purpose event venue to be owned and operated by the PFD. Per 17G.040.020.E, because the building is a public project, the new structure triggered Design Review. During the design review process, it was determined that the proposed building elevation visible from Dean Ave will not meet the requirements for window glazing.

SMC 17C.124.510 states that for buildings fronting on a complete street (which Dean Ave is designated as) the glazing requirements of Table 17C.124-4 apply. Dean Ave is designated as a Type IV complete street. Per Table 17C.124-4, non-residential uses in the DTG zone require 60% glazing for ground floor facades between two and ten feet. Additionally, between 10 and 40 feet, 40% glazing is required for non-residential uses.

The applicant’s proposal identifies the following glazing for each elevation:

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Between 2 and 10 feet</th>
<th>Between 10 and 40 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern Elevation:</td>
<td>6%</td>
<td>6%</td>
</tr>
</tbody>
</table>

If an applicant’s proposal does not meet the identified design standards, the applicant may request a Design Departure, which is processed as a Type II land use application. The entire application is available for review by the public in the Planning and Development Department, 3rd Floor, City Hall, 808 W Spokane Falls Blvd. Spokane WA 99201.

Legal Description: SE 1/4 of Section 18, Township 25N, Range 43. (A full legal description is available through the Planning and Development Department).

SEPA: This project was issued a DNS on Feb 20, 2019. Current Zoning: Downtown General (DTG)

REPORT NEEDED BY: 5 P.M. (September 27, 2019). If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:
1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant.
2) Provides notice of application;
3) Concurrency Testing, please note one of the following:
   a) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
   b) This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED. If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

Pre Development Meeting: None Additional Documents Provided: Site Plan, Building Elevations, Design Departure Application

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.
** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the “Report needed by” date shown on the front page.

**DISTRIBUTION LIST FOR COMMENTS**

**PROJECT NAME:** Sportsplex Design Departure

**FILE No.: Z19-381CUP2**

**E-mail Copies**

**City Departments**

- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff **
- Engineering Services, Attn: Dan Buller **
- Fire Dept., Attn: Dave Kokot *
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis **
- Integrated Capital Management, Attn: Katherine Miller **
- Integrated Capital Management: Scotty Allenton *
- Library Services, Attn: DT Circulation *
- Neighborhood & Business Services, Attn: Dawn Kinder
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones *
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown **
- Planning & Development, Attn: Joelle Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells *
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson **
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Andy Schenk
- Planning Services, Attn: Heather Trautman
- Police Department, Attn: Sgt Chuck Reisenauer *
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes *
- Street Operations, Attn: Inga Note **
- Street Operations, Attn: Bob Turner **
- Street Operations, Attn: Gary Kaesemeyer **
- Street Operations, Attn: Greg Martin **
- Wastewater Management, Attn: Mike Morris **
- Wastewater Management, Attn: William Peacock **
- Wastewater AWWTP, Attn: Mike Coster **

**Water Department, Attn: Dan Kegley **
**Water Department, Attn: Jim Sakamoto **

**County Departments**

- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

**Washington State Agencies**

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

**Other Agencies**

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Candy Johnson
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

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**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (18-25-43)
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COMMENTS: (Use additional sheets if necessary)