

Design Narrative

Statement of Development Objectives

The Falls is a mixed use project comprised of three buildings over below grade parking. While the program is evolving, the current proposal includes approximately 126 for rent apartments, 26 for sale condominiums, a hotel with approximately 124 keys, 20,000 to 30,000 sf of office and 20,000 to 27,000 sf of retail, comprised mostly of food and beverage uses. The project will include below grade parking in three levels (approximately 400 stalls) as well as limited surface parking (approximately 15-20 stalls).

Design Goals

The goal for the project is to create a vibrant mixed use center that takes advantage of the unique setting to become a catalyst for reimagining the north bank into a true extension of downtown. The project will open the site to new uses and provide the residents, tenants and the public with the opportunity to experience The Falls by providing views, restaurants, lodging, work space, and pedestrian connections to the falls, Riverfront Park and the surrounding neighborhoods. The project will acknowledge Spokane's history and the power of the site while providing a clear pathway to the future.

City Comprehensive Plan, Downtown Design Guidelines and Shorelines Design Guidelines

Comprehensive Plan

The Growth Management Act encourages urban growth to reduce sprawl while maintaining access to open space and connection to natural features. It encourages residential and mixed use projects that create a viable and strong downtown where social interaction is enhanced, access to transit and services is enabled and the unique character of Spokane is celebrated. The Falls will be a vibrant mixed use project that will transform a long underutilized site into a great place for people to live, stay, work, play and view the river, the falls, and the city. It will connect the urban grid to the river gorge and create pathways through the site to Riverfront Park and the surrounding properties, providing open plazas with activated edges that encourage use. The building placement and forms will reflect both the built environment with its urban grid and historic buildings, as well as the natural splendor of the river's edge. Some of the comprehensive Plan policies that The Falls will support include locating residential and office uses in the downtown core, increasing the pedestrian use of sites, encouraging a mix of uses, enhancing downtown as a desirable place to live, locating parking below grade, and encouraging features that enhance and maintain the natural environment.

Site Planning and Massing

The project responds to the physical environment by embracing the irregular configuration of the site, which is bordered on the north and west by streets of different characters, on the south by a well-established river front restaurant, on the east by the river and finally by an extension of Riverfront Park at the north east corner. The proximity to the falls is what makes this site so unique, creating challenges and opportunities. The orientation and massing of the buildings takes advantage of the dramatic topography of the site and orients to views of geography and natural resources, namely the falls and the gorge, while allowing access and views at multiple points through the site. The project is visible from the vehicular bridges (gateways) that link the north bank

neighborhood to the rest of downtown. The site is also visible at a pedestrian level from Riverfront Park and the suspension bridges to and from Canada Island. The two tower buildings incorporate one to two story podiums at the base to create a lower scale expression at the ground plane, in addition to creating multiple elevated plazas to take advantage of the views on and off site.

Architectural Expression

Although exact material selection and window placement has not been fully developed, the angular expression of the towers and the flowing nature of the podium recall the contrast between rock and water evident through the river. The lower scale office building at the intersection of Broadway and Lincoln relates to the one to three story brick buildings to the west and north. The glass towers will provide a dramatic backdrop to the falls both day and night, while the plazas between the buildings will allow the public realm to permeate through the site.

Pedestrian Environment

The buildings and the spaces between will create a rich and varied pedestrian experience by addressing the distinct edges that surround and encompass the site. Five of the site's edges exist as either streets, public access frontages or common property lines with visibility from off-site. The project also creates a Sixth edge with the interior pedestrian friendly courtyard "The Eddy".

Public Amenities

The project will provide ample public amenities in addition to the publicly accessible open space, retail and lodging. The landscaping, lighting, signage and special place making elements will all combine to create a safe and attractive place for people to use.

Vehicular Access and Parking

Nearly all of the parking for the project will be located in below grade structures, allowing for utilization of the ground plane for pedestrian use as well as access for drop off to the hotel, retail and residential. A small amount of surface parking is included at this drop off zone in the central plaza ("The Eddy"). This will provide convenience short term parking, barrier free access and the ability of elderly and disabled persons to experience The Falls (a fundamental criteria for the project). Access to the garage will be from two locations: at the south access driveway at Lincoln and from Broadway, between the office and Hotel/condo project. The south drive also provides access to loading and trash collection for the south tower (with roll-up doors). Access to parking from Anthony's restaurant is also being considered and would be provided directly into the parking garage from the Anthony's parking lot. At Broadway, the entry into parking will be from an open air ramp to the east of the office. Access to loading and trash for the north building will be from Broadway as well, necessitating a second curb cut. All curb cuts will be as narrow as feasible, with the sidewalk paving continuous across the driveways. The shorelines and the North Bank Overlay District Regulations limit the length of buildings, and so the office and hotel are separated by an open breezeway. There will be a covered lid at the second level over the parking ramp to cover the ramp, and possibly provide additional outdoor amenity space at this level.