



PLANNING & DEVELOPMENT
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January 30, 2013

Kevin Twohig, CEO
Spokane Public Facilities District
720 West Mallon Avenue
Spokane, WA 99201

Dear Mr. Twohig

The City of Spokane Planning and Development Department has conducted a review of your recently released SEPA Determination and Environmental Checklist for the Spokane Convention Center Completion Project located at 334 West Spokane Falls Boulevard. Documents submitted for the proposed development at the above address have been reviewed and the following comments are being submitted:

FIRE DEPARTMENT (Dave Kokot, 625-7056):

Water Supply:

Fire hydrants shall be no farther than 500 feet from the Fire Department connections for the building (SMC 17F.080.310). Hydrant spacing shall not be more than 500 feet, within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).

Fire hydrants are required to be along an acceptable path of travel within 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2). The access must be along an acceptable path of travel.

Site fire flow will be required to be maintained or provided during construction.

Fire Department Access:

The proposal does not appear to meet the requirements of the Fire Code for fire access, as the access to the north side of the building is being eliminated. The Centennial Trail is a fire access lane, but appears to be too far from the north exposure of the addition to be used for that part of the building. Additional pathways may need to be provided. The fire lane is indicated to the west of the hotel, and needs to be maintained.

In addition, the Fire Department Connection (FDC) for the hotel is located on the north exposure of the building. Fire access needs to be maintained for that FDC.

Fire access will need further review as the project develops. Using the access road under the building is not an acceptable primary access due to the congestion and high risk of going under the building during a emergency event. In addition, it is not clear if fire apparatus could access the new drop-off location.

Fire Department access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need

approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7).

Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one side of each building (IFC D105.2).

Fire access will be maintained during construction. The fire lanes will be maintained with an all-weather surface (IFC 1410.1). Note that grass block is not acceptable to the Spokane Fire Department due to concerns during winter and the weight of fire apparatus can create issues.

PLANNING & DEVELOPMENT – Building (John Halsey, 625-6141):

No comments at this time.

PLANNING & DEVELOPMENT – Planning (Tami Palmquist, 625-6157):

1. Landscaping and Habitat will be reviewed in detail at a later date. It has been adequately stated there will be 'no net loss' in respect to the future shoreline work.
2. Public access / non motorized boat access will need to be addressed as a separate issue.

PLANNING & DEVELOPMENT – Developer Services (Eldon Brown, 625-6305):

1. There is discussion on relocating an existing 18-inch sanitary sewer that crosses near or under the proposed convention center expansion. Any relocation of this sewer shall not reduce its capacity unless authorized by the Director of Engineering Services. A new easement will also have to be established for the sewer if relocated.
2. It is noted in the DNS that all stormwater work will be in compliance with SMC 17D.060 Stormwater Facilities and City codes. The stormwater outfall to the Spokane River, serving the site, is a private outfall administered by the Washington State Department of Ecology. Any modifications to this outfall must comply with federal and state regulations and be approved by the agencies of jurisdiction.

PLANNING & DEVELOPMENT – Traffic Design (Patty Kells, 625-6447):

1. A trip generation and distribution letter has been submitted and reviewed. There are no outstanding issues regarding this analysis of existing and proposed conditions.
2. Without having an overall site plan to review for proposed improvements for ingress and egress onto this property our concern especially emergency and refuse vehicles is currently limited and this proposal would add additional limitations. Additional information would be required to meet the requirements for fire, refuse and truck access.
3. All vehicular access from the site to Spokane Falls Blvd. will be limited to exiting right turns only, no through movements will be allowed. If new access locations are proposed, a traffic operations analysis by a registered Washington professional engineer shall be performed to insure safe and efficient traffic operations.

4. Access on to the Centennial Trail for emergency vehicles will need to be addressed.
5. Access to the kayak take out under the Division St Bridge also needs additional information as to where the public would access this area or if proposed by foot traffic only.
6. Maintain clear view at intersections and driveways. Signage shall comply with standards and trees or other plantings shall not obscure them.
7. Roadways shall be constructed and otherwise comply with Section 17H.010.030 Street Layout Design.

I can be contacted at (509) 625-6157 or tpalmquist@spokanecity.org.

Sincerely,



Tami Palmquist
City Planner
Planning & Development