

Walker, Matthew

From: Palmquist, Tamara <tpalmquist@spokanecity.org>
Sent: Tuesday, March 05, 2013 10:47 AM
To: Kevin J. Twohig (kjt@spokanearena.com); Walker, Matthew
Cc: Jim Kolva (jim@kolva.comcastbiz.net)
Subject: FW: Questions about Convention Center Completion Project
Attachments: CC Site Height Setbacks.pdf; Height Limitations.pdf; Average Grade Calc.pdf

Kevin,

After having some conversations with two of the design teams we have made the determination to use the following interpretations moving forward with regards to height. Please share with the Design Teams so that they are all working with the same information. Thank you.



Tami Palmquist, AICP | City of Spokane | Planning & Development Services
509.625.6157 | fax 509.625.6013 | tpalmquist@spokanecity.org



From: Becky Derby [<mailto:rderby@bwarch.com>]
Sent: Tuesday, February 26, 2013 11:41 AM
To: Palmquist, Tamara
Subject: RE: Questions about Convention Center Completion Project

Hi Tami,

Based on our discussion last week, I'm attaching some pdfs to clarify the basis for the setbacks and height restrictions.

- The document titled "Average Grade Calc" shows the method for calculating average grade identified in Chapter 173-27 WAC: Shoreline Management Permit and Enforcement Procedures. I've also included the assumed elevations used for the calculation, based on a center point of the area to be covered by the proposed building as a whole. (Note, the north elevation is shown at the 75' structure setback, assuming that teams will propose an addition that extends to that setback.)
- The document titled "CC Site Height Setbacks" is a pared down version of the topo survey completed by Coffman Engineers for the project. We had discussed the OHWM at an elevation of +1871. However, because that contour line was not included in all areas of the survey, I showed the setbacks from +1870.69, which was the lowest full contour line surveyed. (Hopefully, none of the teams are designing to the tenth of a foot in this phase!)
- The final document, titled "Height Limitations", includes a section showing the shoreline and structure setbacks, the average grade, and the maximum heights from average grade at each setback, per the Shoreline Regulations.

These are all taken from CAD files, so they can be easily changed. Please let me know if you would like me to modify any of them or if you would like any additional diagrams, clarifications, etc. You can give me a call, or just mark them up and send me scanned pages for modification.

Hopefully with these documents, we can clear up any questions for all the teams and make sure we're all working under the same set of assumptions.

Thanks,

Becky (Derby) Blankenship

Bernardo | Wills Architects PC

153 S Jefferson

Spokane, WA 99201

509 838.4511, ext 8024

509 838.4605 | fax

www.bernardowills.com

SPOKANE RIVER

15' VISUAL ACCESS SETBACK

CENTENNIAL TRAIL

CONVENTION CENTER

DOUBLE TREE HOTEL

DIVISION STREET



1870.69
CENTENNIAL TRAIL MEDALIONS

TOP OF RIVER BANK

100 YEAR FLOOD ELEVATION 1875.8'
50' SHORELINE SETBACK

50' SHORELINE SETBACK

75' STRUCTURE SETBACK
100' SHORELINE SETBACK

ELEVATED PART OF BUILDING

200' SHORELINE JURISDICTION

WATER
DOWN SPOUT

DOUBLE TREE PROPERTY BOUNDARY

VALET PARKING SIGN (TYP. 1B)

4' TALL CONCRETE WALL

F.F.=1882.50

4' TALL CONCRETE WALL

F.F.=1882.85

CONVENTION CENTER SIGN

STONE PATH

HOTEL CHECK-IN ONLY

CONVENTION CENTER SIGN

F.F.=1880.76

METAL GRATE LID POWER VAULT (TYP.)

CAMPUS STREET EASEMENT #24

4' COLUMN (TYP.)

EASEMENT FOR ROADWAY AFN 5111329

2' COLUMN (TYP.)

CONNECTOR & OVERHANG EASEMENT

DOUBLE TREE PROPERTY BOUNDARY

BUILDING OVERHEAD

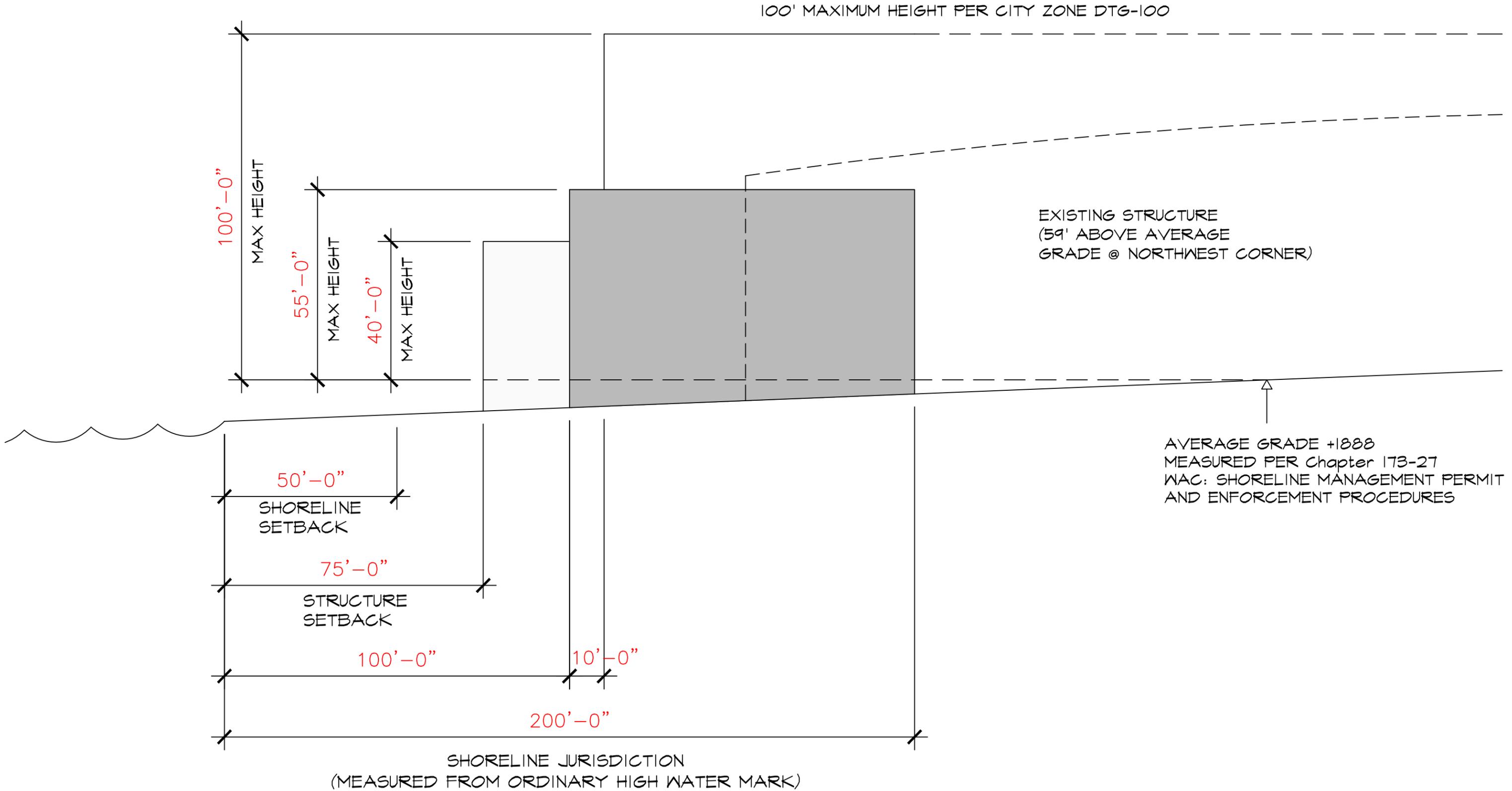
CONCRETE WALL WITH RAIL (TYP.)

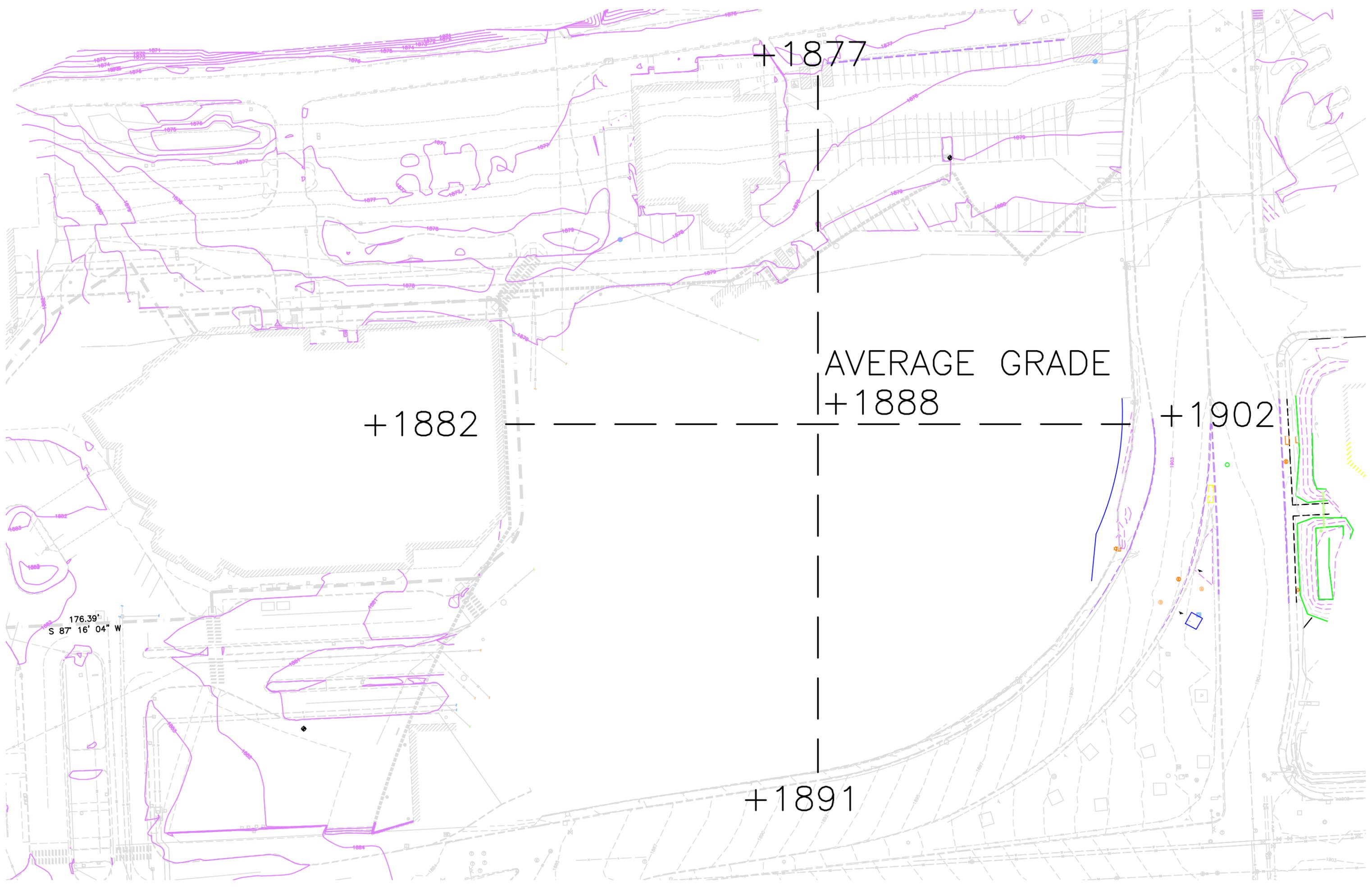
AVISTA MANHOLE

CONCRETE WALL WITH RAIL

JERSEY BARRIER WALL

1804





+1877

+1882

AVERAGE GRADE
+1888

+1902

+1891

176.39'
S 87° 16' 04" W