
APPENDIX D: RIVERPOINT CAMPUS DEVELOPMENT PROGRAM



*All proposed buildings are 4 stories

- Mixed Use
- Existing Retail
- Multi-Family Residential
- Campus
- Existing Campus
- Public Green Space
- Existing Building
- New Building

Scale: 1" = 200'

Riverside Alignment - Draft Plan Spokane, Washington



**VAN METER
WILLIAMS
POLLACK**
ARCHITECTS + PLANNERS

3.13.07

Block Spreadsheet

Block #	Acres	Existing Building Footprint	Recommended existing campus building parking 2 per 1000 SF	Existing Retail	New Retail in Existing Building	New Retail (1 Level)	Recommended retail parking 3 per 1000 SF	New Multi-Family Units in existing building	New Multi-Family Units (4 levels)	Recommended residential parking 1 per Unit	New Live Work in existing building	Recommended live work parking 2 per Unit	New Campus Buildings 4 Levels	Recommended campus parking 2 per 1000 SF	Total recommended parking for all programs	Total Parking Provided including Structured, Street, & Angled	Structured Parking	Street Parking	Angled Parking
Block 1	3.1	16,500 SF		14,850 SF		19,283 SF	102		150	150					252	390	120x240 (3.5 levels) 90 spaces/level 315 spaces	42	33
Block 2	9.7	68,850 SF	86	7,020 SF		14,355 SF	432	155	290	445			90,000 SF	180	857	736	(2)120x240 (3.5 levels) 90 spaces/level 630 total spaces	106	
Block 3	4.9												415,200 SF	830	830	71		71	
Block 4	6.4	68,800 SF	137										240,850 SF	481	647	1264	L-Shaped (3.5 levels) 157 spaces/level 552 spaces 180x320 (3.5 levels) 180 spaces/level 630 spaces 1182 total spaces	82	
Block 5	2.8	4,000 SF		3,600 SF		28,080 SF	95		125	125					265	390	120x240 (3.5 levels) 90 spaces/level 315 spaces	42	33
Totals	26.9	158,150 SF	223	25,470 SF		61,714 SF	629	155	565	720			746,050 SF	1,491	2,851	2,851			

Total New Retail = 61,714 SF Total New Dwelling Units = 720 Total Campus Addition = 746,050 SF Total Parking Provided = 2,851

Riverside Alignment Block Descriptions

Block 1: (3.1 acres)

- Contains existing retail, new retail, new residential, and a parking structure.
- Site self parks and also parks a portion of the retail in Block 2

Block 2: (9.7 acres)

- Contains existing retail, new retail, new residential, new campus buildings, two vacant buildings, one 2 stories, the other 6 stories, an existing 2 story lab, and two parking structures.
- The existing vacant buildings in the center of the site will be converted into residential
- The two parking structures park the residential units and the remainder is designated for campus parking. Blocks 1 & 5 park retail.

Block 3: (4.9 acres)

- Contains new campus buildings and an open space.
- The pedestrian bridge connects to this block.

Block 4: (6.4 acres)

- Contains an existing campus building, new campus buildings, and two parking structures.
- The two parking structures not only park the block but also provide most of the campus parking for Block 3.

Block 5: (2.8 acres)

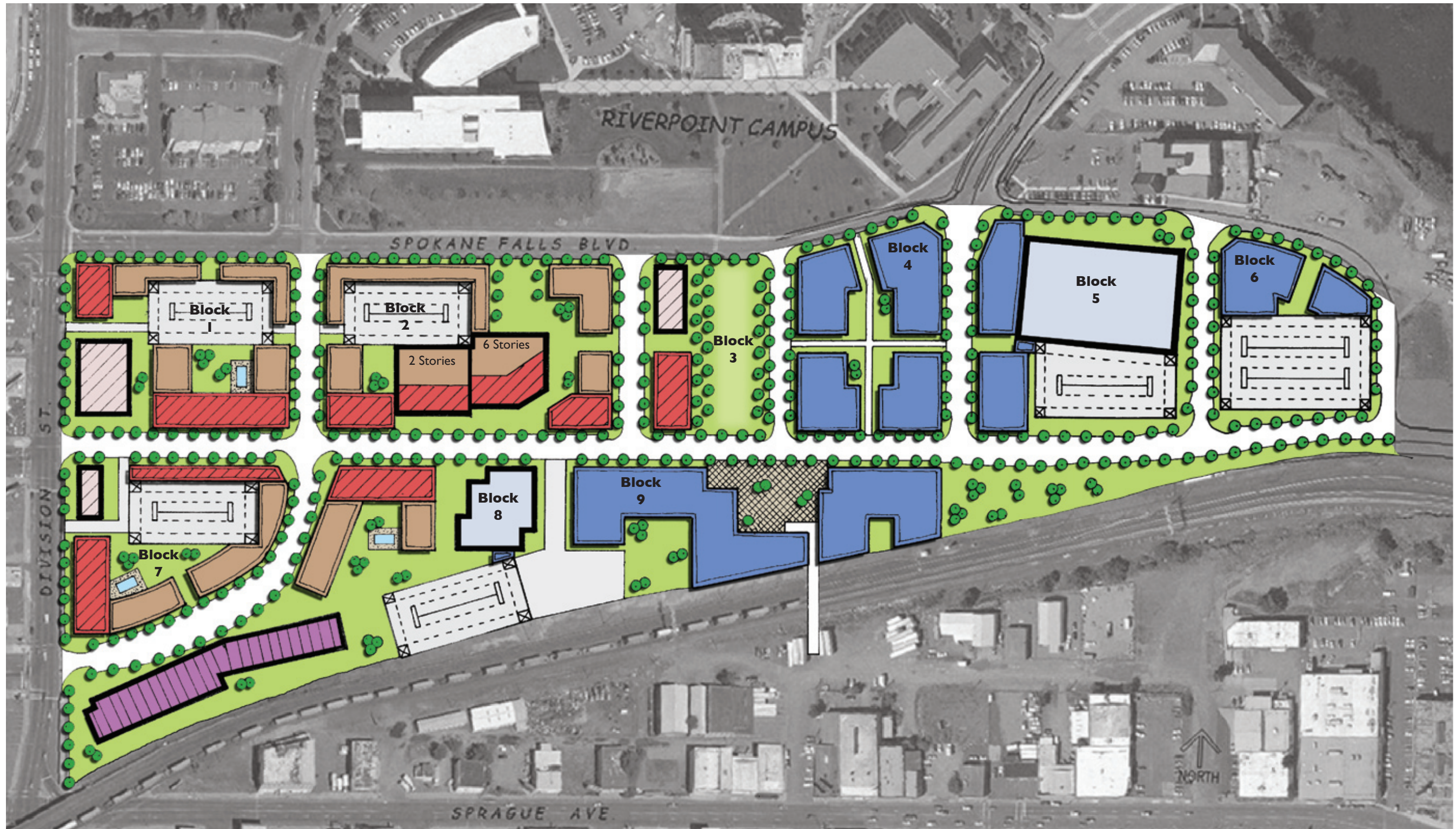
- Contains existing retail, new retail, and new residential, and a parking structure.
- The parking structure self-parks the site and provides parking for the retail located on Block 2

- All new buildings including mixed use, residential, and campus are 4 stories.
- All proposed parking structures are 3.5 levels or 2.5 decks.
- All parking is based on shared parking schemes

Riverside Alignment - Draft Program

Spokane, Washington

Revised
4.26.07



* All proposed buildings are 4 stories

- Mixed Use
- Existing Retail
- Live Work
- Multi-Family Residential
- Campus
- Existing Campus
- Public Green Space
- Existing Building
- New Building

Scale: 1" = 200'

Main Street Alignment - Draft Plan Spokane, Washington



**VAN METER
WILLIAMS
POLLACK**
ARCHITECTURE • LANDSCAPE

3.13.07

Block Spreadsheet

Block #	Acres	Existing Building Footprint	Recommended existing campus building parking 2 per 1000 SF	Existing Retail	New Retail in Existing Building	New Retail (1 Levels)	Recommended retail parking 3 per 1000 SF	New Multi-Family Units in existing building	New Multi-Family Units (4 Levels)	Recommended residential parking 1 per Unit	New Live Work in existing building	Recommended live work parking 2 per Unit	New Campus Buildings 4 Levels	Recommended campus parking 2 per 1000 SF	Total recommended parking for all programs	Total Parking Provided including Structured, Street, & Angled	Structured Parking	Street Parking	Angled Parking
Block 1	3.1	16,500 SF		14,850 SF		21,645 SF	109		183	183					292	390	120x240 (3.5 levels) 90 spaces/level 315 spaces	40	35
Block 2	4	39,400 SF			16,321 SF	14,445 SF	92	137	207	344					436	408	120x240 (3.5 levels) 90 spaces/level 315 spaces	48	45
Block 3	1.5	7,800 SF		7,020 SF		8,775 SF	47		27	27					74	54		35	19
Block 4	2.3												226,160 SF	452	452	63		39	24
Block 5	3.8	68,800 SF	137										110,400 SF	220	357	427	120x270 (3.5 levels) 101 spaces/level 353 spaces	45	29
Block 6	2.1												138,080 SF	276	276	791	180x290 (4.5 levels) 163 spaces/levels 733 spaces	34	24
Block 7	2.9	4,000 SF		3,600 SF		21,150 SF	74		143	143					217	375	120x240 (3.5 levels) 90 spaces/level 315 spaces	35	35
Block 8	4.8	39,510 SF	86			11,115 SF	33		117	117	26	52 - parked in building			288	427	120x240 (3.5 levels) 90 spaces/level 315 spaces	28	32
Block 9	4.5												305,700 SF	611	611	104		0	104
Totals	29	176,010 SF	223	25,470 SF	16,321 SF	77,130 SF	355	137	677	814	26	52	780,340 SF	1,559	3,003	3,039		304	347
Total New Retail = 93,451 SF Total Dwelling Units = 840 Total Campus Addition: 780,340 SF Total Parking 3,039																			

Main Street Alignment Block Descriptions

Block 1: (3.1 acres)

- Contains existing retail, new retail, new residential, and a parking structure.
- Site self-parks both retail and residential and provides retail parking for Block 2

Block 2: (4.0 acres)

- Contains new retail, new residential, two vacant buildings, one 2 stories, the other 6 stories, and a parking structure.
- The existing vacant buildings will have retail and residential on the ground floor and residential on upper floors.
- The site parks the residential portion for both Block 2 and 3, while Block 1 accommodates the retail parking.

Block 3: (1.5 acres)

- Contains existing retail, new retail, new residential, and an open space.
- The pedestrian bridge connects to this block.
- Street parking and Block 2 accommodate the block's parking requirements.

Block 4: (2.3 acres)

- Contains new campus buildings.
- Street parking and Blocks 5 & 6 park this site.

Block 5: (3.8 acres)

- Contains an existing campus building, new campus buildings, and a parking structure
- The parking structure self-parks the site and provides parking for the campus buildings on Blocks 4 & 9

Block 6: (2.1 acres)

- Contains new campus buildings and a parking structure
- The parking structure parks the site and provides parking for the campus buildings on Blocks 4 & 9

Block 7: (2.9 acres)

- Contains existing retail, new retail, new residential, and a parking structure.
- The site self-parks and also parks the retail component of Block 8

Block 8: (4.8 acres)

- Contains existing lab building, existing building to be converted to live-work units, new retail, new residential, and a parking structure.
- Block 7 parks the retail component; the structure parks the residential component except live-work which self-parks. The remainder of the parking is for the lab and campus building on Block 9.

Block 9: (4.5 acres)

- Contains new campus buildings and an open space
- Blocks 8, 5, & 6 provide the parking for this block.
- The pedestrian bridge connects to the block.

- All new buildings including mixed use, residential, and campus are 4 stories.
- All proposed parking structures are 3.5 levels or 2.5 decks.
- All parking is based on shared parking schemes

Main Street Alignment - Draft Program Spokane, Washington

Revised
4.26.07