

EVERGREEN BIOSCIENCE INNOVATION CLUSTER



6.30.2023

ALSC
ARCHITECTS

WE BRING OUR CLIENTS' **STORIES** TO LIFE.



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6.30.2023

EVERGREEN BIOSCIENCE INNOVATION CLUSTER DESIGN PRINCIPLES

Principles are the DNA for this project, established by a large stakeholder group setting the framework for the facility. Principles establish a guide the design the project, while aligning language with built form.

Create Bioscience Hub

- evolving regional Bioscience ecosystem

Innovate through collaboration

- support mentorship and communication between workforce, academia, and people within the field of Bioscience

Launch industry

- Continuum of support from start-up, business growth, to becoming a self-sustained entity

- Expose the field to the next generation through events, job shadow, and seminars

- broadcast news, events, needs, and successes through the cluster

Transparency and daylight, program exposure

- all spaces need to be visually connected to the site, adjacent functions, and bathed in natural light

- connectivity exposes opportunities for learning and innovation between all inhabitants within the building

- visually appropriate connectivity between spaces without compromising intellectual property

Intuitive proximity to science

- the Cluster must be within walking distance from all universities within the U District

- easy access for industry to interact and participate with functions within the facility

- become the 'living room' that gathers the Bioscience field

Bioscience Innovation Center Summary

The clients that would lease space in a bioscience innovation center would likely be companies or start-ups involved in the bioscience or biotechnology industries. This could include pharmaceutical companies, medical device manufacturers, biotech research and development firms, and other related industries. They may be looking for flexible lab and office space, access to specialized equipment/utilities and facilities, as well as networking and collaboration opportunities within the bioscience industry. Additionally, investors or venture capitalists looking to support bioscience startups may also be interested in leasing space in a bioscience innovation center.

- 1. Pharmaceutical companies:** Companies involved in the development, production, and distribution of pharmaceuticals are often interested in bioscience innovation centers. The innovations and advancements in bioscience can be leveraged to develop new or improved drugs, therapies, and vaccines. Pharmaceutical and biologic product manufacturers, such as local companies Selkirk Pharma and Jubilant Hollister Stier, would be interested in various training and certification programs at the center. These local pharmaceutical companies will require significant personnel training to support the facility expansion and growth forecasts in the next 3-5 years. Training topics such as:
 - a. Regulatory guidance documents.
 - b. Clean room gowning and aseptic techniques.
 - c. International Society of Pharmaceutical Engineers (ISPE) baseline guideline training. This includes 65 guidance documents which provide practical, "real world" information needed to stay current with industry best practices and DA regulatory expectations. Broad topics include: Biotechnology, Quality Management Systems, Facilities, Isolator Technology, Manufacturing, Analytical Methods, Validation, Pharmaceutical Utility Systems, etc.
 - d. Analytical instrumentation training.
 - e. Training, development, aseptic filling, or formulation development work in the ISO8, ISO7 or ISO5 cleanroom environments.
 - f. Training on utility systems, cleanrooms and laboratories that exist in the EBIC.
 - g. Develop certification programs or courses to supplement those life science programs at UW, WSU, Eastern, Whitworth and Gonzaga.
 - h. There are an unlimited number of training topics for people of all ages.
- 2. Biotechnology companies:** Biotech companies are at the forefront of innovation in the bioscience sector. They are often interested in bioscience innovation centers as they can collaborate with other researchers and scientists to develop new technologies and products. Biotechnology companies would also be interested in the training topics listed above.
- 3. Medical device companies:** Medical device companies are interested in bioscience innovation centers as they can leverage new technologies and research to develop new medical devices, implants, and wearable medical technology.
- 4. Research institutions:** Academic institutions and research organizations are interested in bioscience innovation centers as they can use these facilities to conduct their research and experiments and provide courses or training. This collaboration can help researchers from different backgrounds come together to solve complex problems.
- 5. Venture capital firms:** Venture capital firms are interested in bioscience innovation centers as they are often looking for investment opportunities in the bioscience sector. These centers offer an opportunity for these firms to invest in startups and emerging companies working on revolutionary technologies and products.
- 6. Government agencies:** Government agencies are interested in bioscience innovation centers as they can support research and development efforts in the bioscience sector. This investment can lead to new scientific breakthroughs, improved health outcomes, and economic growth.
- 7. Contract research and manufacturing organizations (CROs, CMOs):** These organizations are involved in outsourced research, development, and manufacturing work on behalf of their clients. They are interested in bioscience innovation centers as they can use the expertise and infrastructure available to conduct their research, development, and manufacturing activities.

Reasons why someone might build a bioscience innovation center included:

1. To foster innovation and collaboration: a bioscience innovation center can bring together researchers, entrepreneurs, investors, and other stakeholders in a shared space that encourages interaction, networking, and knowledge-sharing.
2. To accelerate the commercialization of research: by providing resources and support for startups and emerging businesses, a bioscience innovation center can help translate scientific discoveries into marketable products and services.
3. To attract investment: a bioscience innovation center can serve as a visible symbol of a region's commitment to the biotech industry, which can attract investors, businesses, and talent from around the world.
4. To promote economic development: the biotech industry is a growing sector of the economy, and a bioscience innovation center can help to create jobs, generate revenue, and stimulate further growth in the local community.
5. To improve public health: the research and development taking place at a bioscience innovation center can lead to new treatments, therapies, and cures that improve the health and well-being of people around the world.

PROJECT PURPOSE



JEFF MILLIGAN

Aseptic Manufacturing Consultant;
AMS, LLC-Specialist experienced in
the pharmaceutical economy of the
greater Spokane Region

PROJECT PURPOSE

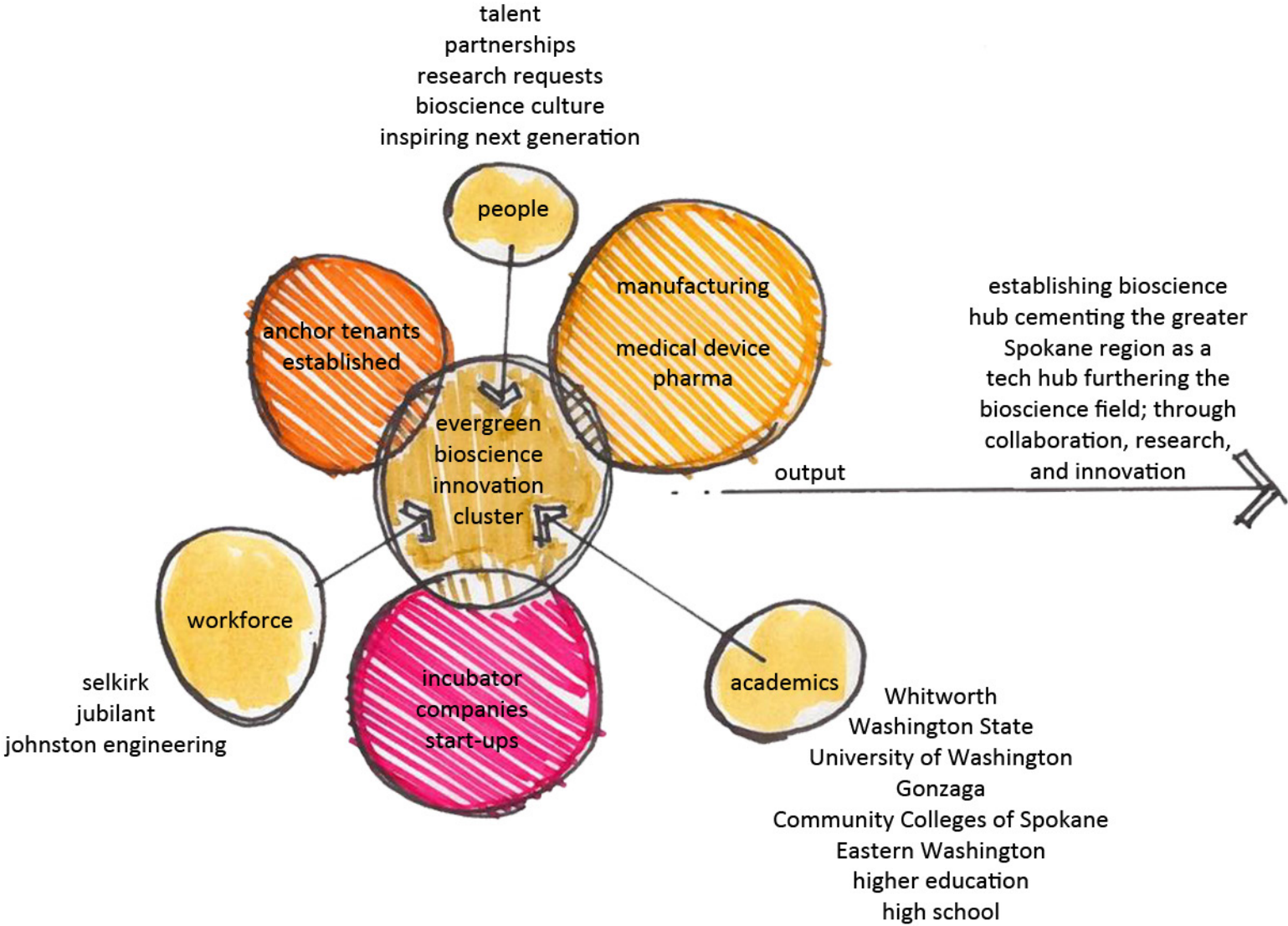
The cluster is to become a catalyst for the growing and innovating the field of Bioscience in the greater Spokane region. The facility is to be the first phase and public face for growing research and workforce in the Bioscience realm.

Academics-all colleges in the greater Spokane region have a place to come together and advance Bioscience. A 'think tank' space gives neutral ground for education, seminars, and mentorship within the field. Local high schools need access to the facility to be inspired and expose the multi-faceted nature of the occupants of the building.

Workforce-a continuum of incubating new research and businesses within Bioscience. The continuum starts and cycles organizations through the program and facility to prepare them for launching towards independent practices. The facility is about supporting this launch.

People- The Evergreen Bioscience Cluster brings together people. A place to find talent and develop partnerships. A place to aid in the need for research in the field. The facility grows culture that advance bioscience today and inspires the next generation.

Output-Spokane is an emerging market for the development of Bioscience, the Evergreen Bioscience Cluster will be the first to bring together academia and workforce to advance Bioscience comprehensively.



BUILDING FRAMEWORK

Collaboration Commons—a mixing chamber for mentorship and collaboration which drives innovation; centrally located to collect anyone easily from other areas of building.

Incubators—start up research and lab space to incubate entrepreneurs. Proximity to anchor tenants, imperative for exposure to business growth.

Anchor tenants—major lease tenants in a stage of business that is preparing to launch beyond the facility. anchor tenant suites range from public exposure to private, broadcasting operations without compromising intellectual property. Anchor tenants are close to education spaces and training/collaboration spaces to support their business/research.

Flexible event space—Spokane’s gathering space for all things Bioscience. The space is multi-functional and adjacent to exterior space, providing space for many different size groups and events. The space wants to be easily accessible during day-to-day functions.

Large group seminar—a modest auditorium effective for focused speaking, educating, and training sessions. The seminar space wants to be in proximity with the entry for intuitive flow for guests new to the facility.

Education/training—flexible classrooms and training spaces to reinforce activities within the incubators and anchor tenants. Operable walls between spaces give flexibility for classroom size.

Recruitment path—Design pathway to aid in visitors, potential talent, and businesses in understanding the facility. the sequence of this tour should range from displaying success achieved within the building to showing off potential leasable space.

Service—back of house functions are intuitive and discreet from the day-to-day operations of the facility. Lab cleaning services need to be available for additional services to each tenant. Biohazardous waste systems need to be modular and intuitive for use and disposal.

Manufacturing—the manufacturing suite needs to be close to the core collaboration commons yet acoustically and vibrationally separated from lab space. Manufacturing needs easy access from loading dock with the ability to change out large equipment as technologies evolve.

Innovation suite—ancillary office space to support the tenants. Computation and collaboration spaces are provided as a place to continue work outside of the labs and the manufacturing suite.



TOURS & RESEARCH



C

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Touring-seeing the most pertinent case studies and learning through experiencing.

Facilities Toured:

The Spark Innovation Hub - Washington State University, Pullman, WA-Tour with director and discussion about facilitating innovation through collaboration

Center for Emerging and Re-Emerging Infectious Disease - University of Washington, Seattle, WA-Tour with faculty, speaking to operations and lab zoning in a research heavy environment

The Collective Commons - A passive food and café that supports the research community. Spent 2 hours eating, having meetings, and observing the space seeing how Evergreen Bioscience's common space wants to collect all occupants, as the place to be for mentorship and relaxation

The Cove, Applied Innovation-University of California, Irvine, CA - An incubator for entrepreneurship in conjunction with the college. Toured with faculty and spoke to director about what they have learned operating the space since 2018.

The message was clear about the importance of lab space and leasable space ensuring the facility operates fiscally responsibly.

TOURS/ RESEARCH

Collaboration & Connectivity & Community



Collaboration -

Collaboration adjacent to research functions was most successful. Collaboration spaces that were destinations away from workspaces did not attract researchers and manufacturers as well as intended. Privacy regarding intellectual property was discussed throughout all facilities.



Connectivity -

2 story openings helped stacked research facilities stay connected in a vertical social space. Collision points were designed to facilitate collaboration.

Community -

Places to gather passively were important, usually around eating, coffee, and much needed breaks. Community spaces benefited from being human scale, personal spaces that were lit darker than their lab counterparts. Amenities were passive such as food and drink, which aided in the sense you could stop and stay a while.

TOURS/ RESEARCH

First Impression & Labs



First Impression -

Communicating precision research while still being approachable seemed to sum up the facilities. Non-descript entry sequences gave off the vibe that you were in these facilities by invitation.



Labs -

Appropriate transparency and daylight enhanced lab environments. Computation adjacent to research space seemed optimal. An understanding of services for tenants by the facility were helpful, such as biowaste disposal, instrument cleaning, and supply corridors.



TOURS/ RESEARCH

Outdoor & Stories & Seminar



Outdoor -

A slice of nature seemed to compliment facilities toured. The intensity of research environments was complimented by social break spaces to eat and relax. Event spaces were successful when adjacent and programmed with exterior greenspace.



Stories -

Showing off innovations anchors the recruitment and first impression aspects of the facility. Stories were achieved in both 3d display cases and digital stories. Many innovations will be displayed digitally as the successes will be about lives saved.



Seminar -

Lecture and instruction are a necessity for the mission of Evergreen Bioscience. The frequency seems low, so seminar must be achieved in a multi-purpose flexible manner.

PROGRAMMING



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AREA SUMMARY

D.1

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AREA SUMMARY

NOTES

		# OF USERS	SQ. FT. EACH	QTY.	TOTAL SQ. FT.	ADJACENCIES	
1.0 Administration Suite							
1.1	Director (Office)	1	150	1	150 s.f.		
1.2	Staff (Office)	4	120	4	480 s.f.		
1.3	Toilet Rooms	0	60	1	60 s.f.		
1.4	Reception area (seating)	0	200	1	200 s.f.		
1.5	Conference Room	8	300	2	600 s.f.		
1.6	Work/Copy area	0	200	1	200 s.f.		
1.7	Records/Storage	0	125	1	125 s.f.		
1.8	Staff Break/Kitchenette Area	5	450	1	450 s.f.		
	SubTotal - Administration				2,265 s.f.	<i>Percentage of Assignable Area</i>	4.1%
2.0 Lecture / Meeting Rooms							
2.1	Training Room	32	1000	1	1,000 s.f.		
2.2	Collaboration Classroom	52	1000	1	1,000 s.f.		
2.4	Events	200	3000	1	3,000 s.f.		Assumed 15 SF per person.
2.5	Events and Café Storage		500	1	500 s.f.		
	SubTotal - Lecture / Meeting Rooms				5,500 s.f.	<i>Percentage of Assignable Area</i>	10.1%
3.0 Incubator / Anchor Tenant / Labs							
3.1a	Incubator 1	2	195	17	3,315 s.f.		
3.1b	Incubator 2	4	390	8	3,120 s.f.		
3.1c	Incubator 3	6	400	3	1,200 s.f.		
3.2a	Anchor 1 - 3 Module Lab	18	1155	4	4,620 s.f.		Assumed 33' x 35' Labs
3.2b	Anchor 2 - 4 Module Lab	24	1540	1	1,540 s.f.		Assumed 44' x 35' Labs
	Anchor 3 - 3 Module Lab	24	2210	1	2,210 s.f.		2nd Floor lab with (2) support rooms, includes equip. corridor
	Anchor 4 - 2 Module Lab	9	970	2	1,940 s.f.		East end of the building laboratories
3.2d	Loading Dock / Receiving / Storage Room		150	1	150 s.f.		1 space for each anchor tenant
3.3	Clean Room		1950	1	1,950 s.f.		Entire suite (2) clean rooms. Shared for all users in the building
3.4	Shared Freezer Area		3780	1	3,780 s.f.		Shared service corridor between labs
3.5	Cell Culture Rooms, Microscopy, Incubator space		195	3	585 s.f.		One area currently shown as a double space of 390 SF
3.6	Centralized Water Treatment for Labs		330	1	330 s.f.		For pure water 5 mg ohm - Ultra pure w/ in lab ploishers
3.7	Shared Gas Cylinder Tank area (loading dock)		150	1	150 s.f.		
3.8	Precision Manufacturing Lab		1500	1	6,535 s.f.		Leased, shared space. Don't replicate WSU equipment.
3.8	Precision Manufacturing Lab		1000	1	1,000 s.f.		Tenant space
3.9	Shared Wet Lab (for incubators)	25	1975	1	1,975 s.f.		Two labs - (1) at 1185 and (1) at 790
3.10	Centralized LN2 space		150	1	150 s.f.		
3.11	PI Office	1	150	5	750 s.f.		
3.12	Post Doc Write Up Space	1	40	48	1,920 s.f.		(4) post docs to an area
3.13	Hotel Stations	1	20	44	880 s.f.		
3.14	Incubator P.I. Shared Offices (Micro Office)	2	150	14	2,100 s.f.		
	SubTotal - Incubator / Anchor Tenant / Labs				40,200 s.f.	<i>Percentage of Assignable Area</i>	73.5%

AREA SUMMARY

		# OF USERS	SQ. FT. EACH	QTY.	TOTAL SQ. FT.		ADJACENCIES	NOTES
4.0 Innovation / Collaboration Commons								
5.1	Large Conference Room	24	500	1	500	s.f.		
5.1a	Small Conference Room	8	500	1	500	s.f.		
5.2	Huddle Spaces	6	200	12	2,400	s.f.		
5.3	Micro Office/ Booths	1	60	12	720	s.f.		
5.4	Staff Break		300	1	300	s.f.		Similar to the Collective in Seattle.
5.5	Soft Spaces within Circulation		500	1	500	s.f.		
5.7	Coffe Shop / Café		150	1	150	s.f.		
5.8	Gallery - Level 1		1250	1	1,250	s.f.		Display of artifacts, achievements, etc.
5.8a	Gallery - Level 2		400	1	400	s.f.		Display of artifacts, achievements, etc.
	SubTotal - Collaboration Commons				6,720	s.f.	<i>Percentage of Assignable Area</i>	12.3%
Assignable Area Total								
					54,685	s.f.	<i>Percentage of Area</i>	71.0%
5.0 Unassignable Space								
6.1	Vestibule		300	2	600	s.f.		
6.2	Large Public Restrooms		350	2	700	s.f.		
6.2a	Small Public Restrooms		80	2	160	s.f.		
6.3	Locker Rooms / Showers / Scrub		325	2	650	s.f.		Locate on one of the upper levels
6.4	Mechanical/Electrical		3,815	1	3,815	s.f.		
6.5	Custodial/Maintenance (3% of total)		1,641	1	1,641	s.f.		
6.6	IT/Telecom (1% of total)		547	1	547	s.f.		
6.7	Circulation (20% of total)		10,937	1	10,937	s.f.		
6.8	Exterior Wall (6%)		3,281	1	3,281	s.f.		
	SubTotal - Unassignable				22,331	s.f.	<i>Percentage of Area</i>	29.0%
Overall Building Total								
					77,016	s.f.		

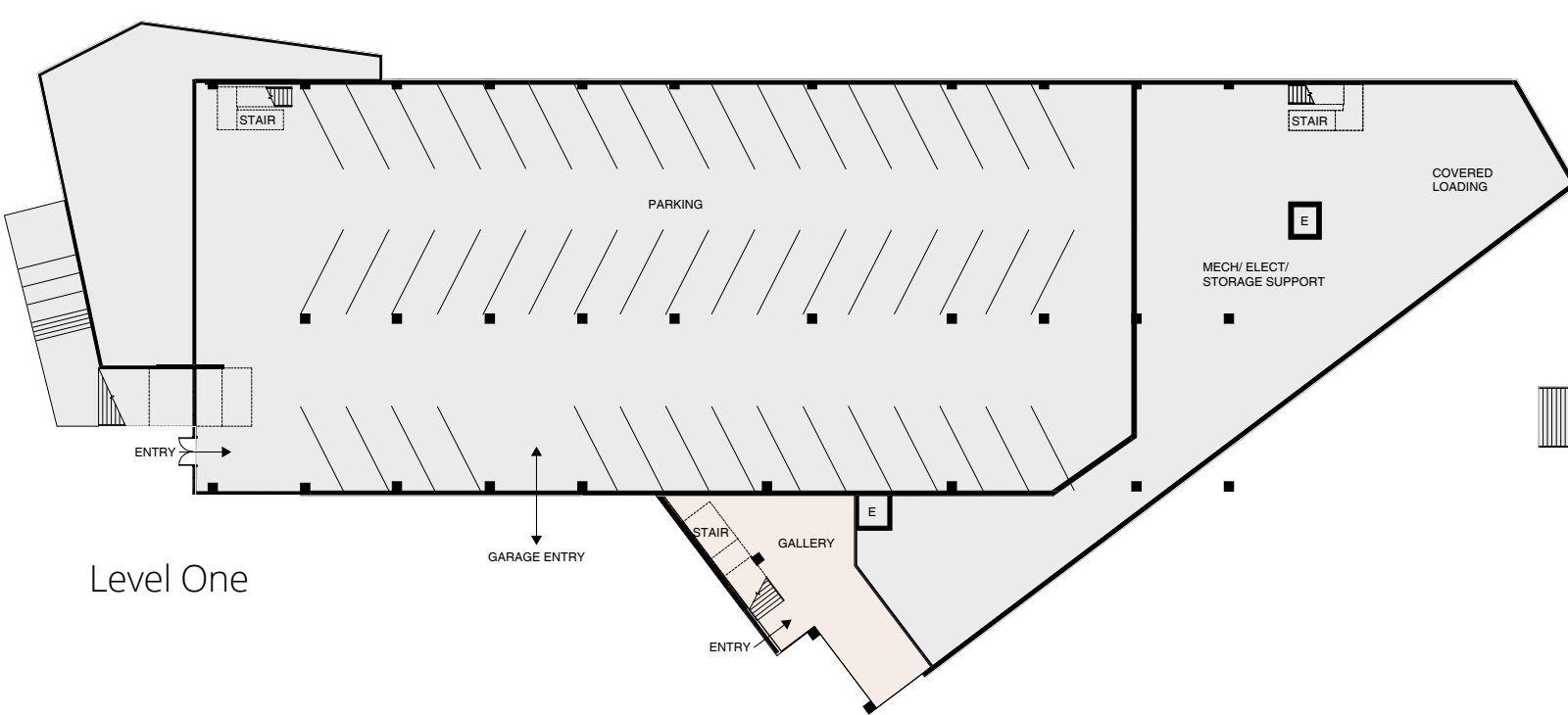
PLAN LAYOUTS

D. 2

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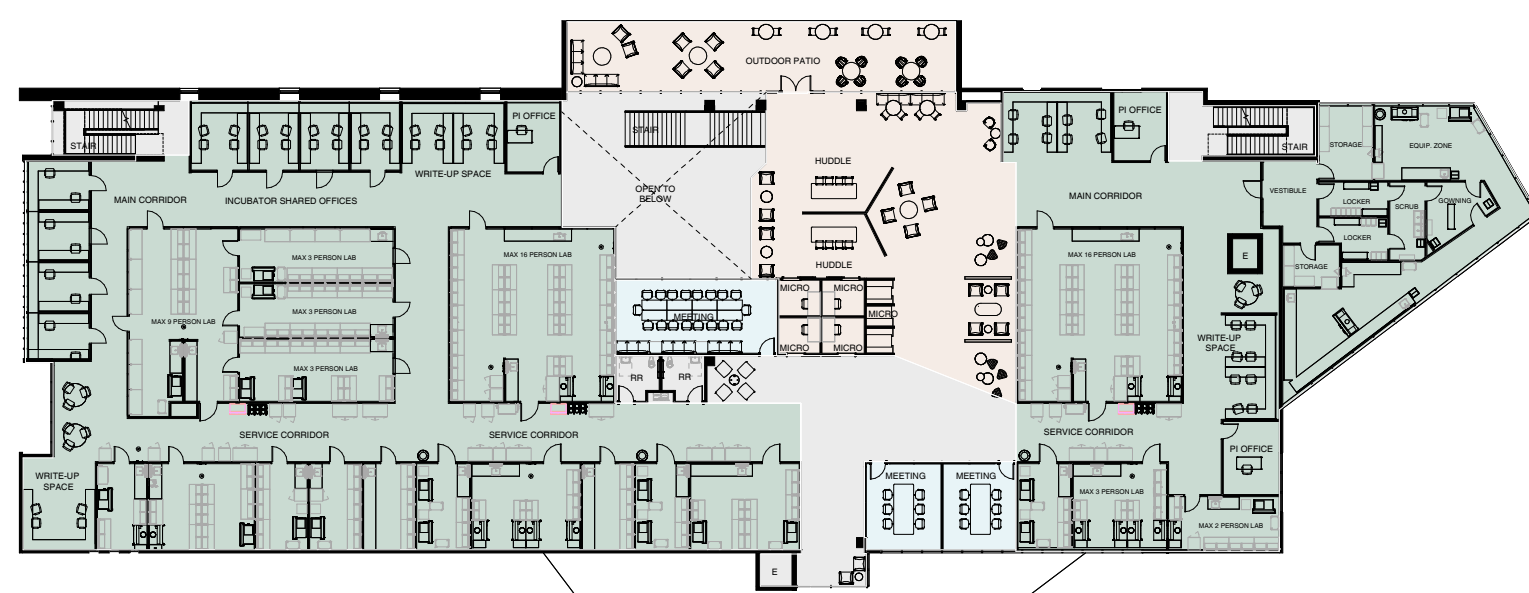
Floor Plans - All Levels



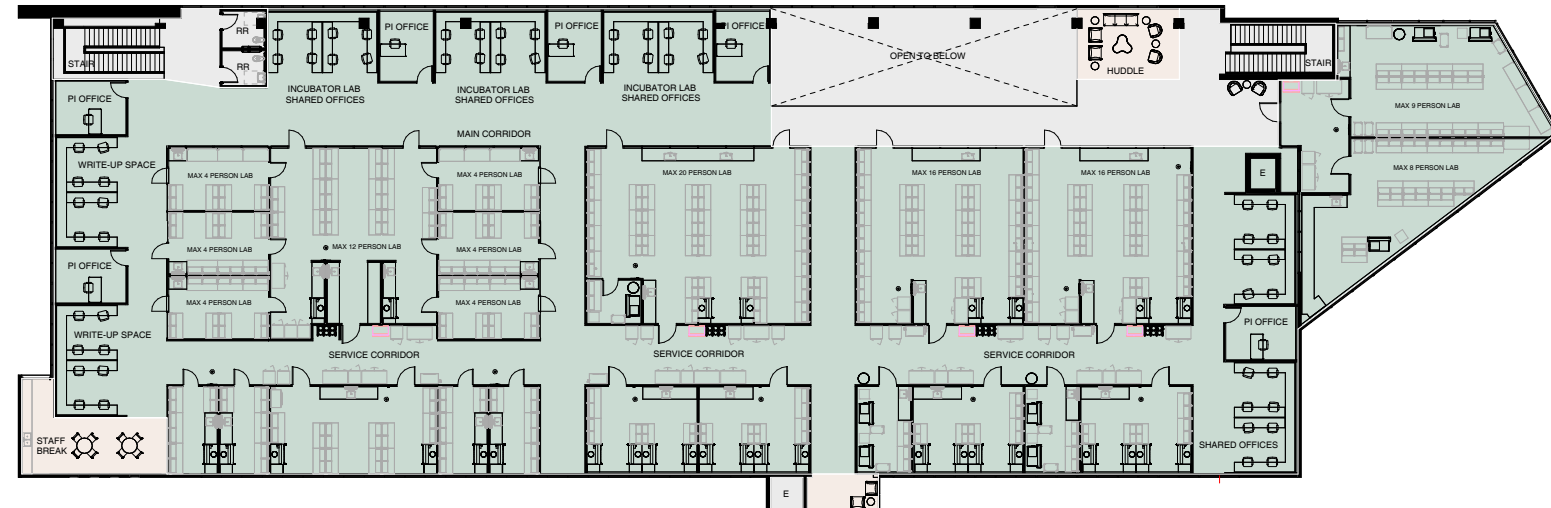
Level One



Level Two



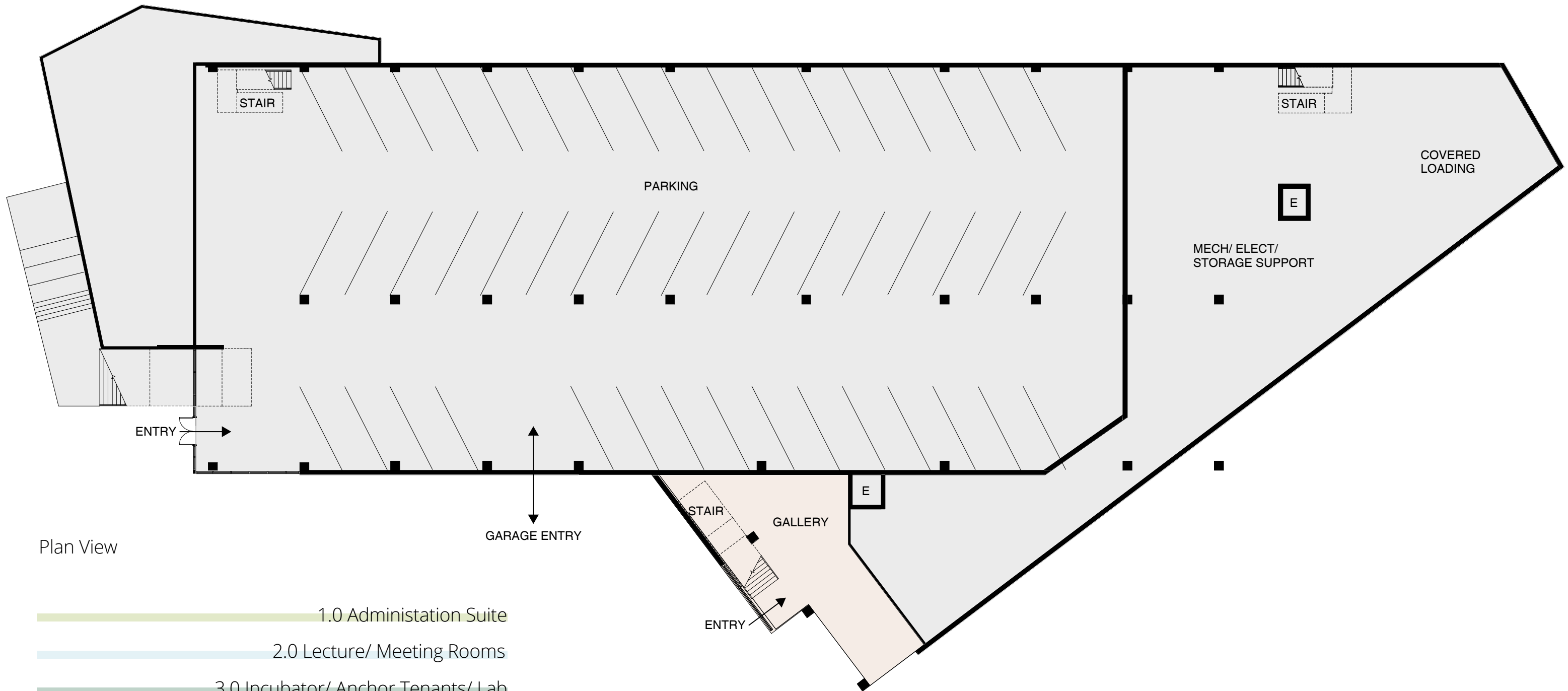
Level Three



Level Four

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Level One Overall Plan



Plan View

- 1.0 Administration Suite
- 2.0 Lecture/ Meeting Rooms
- 3.0 Incubator/ Anchor Tenants/ Lab
- 4.0 Innovation/ Collaboration Commons
- 5.0 Unassignable Space

EVERGREEN BIOSCIENCE

Level Two Overall Plan



Plan View

1.0 Administration Suite

2.0 Lecture/ Meeting Rooms

3.0 Incubator/ Anchor Tenants/ Lab

4.0 Innovation/ Collaboration Commons

5.0 Unassignable Space

EVERGREEN BIOSCIENCE

Level Three Overall Plan

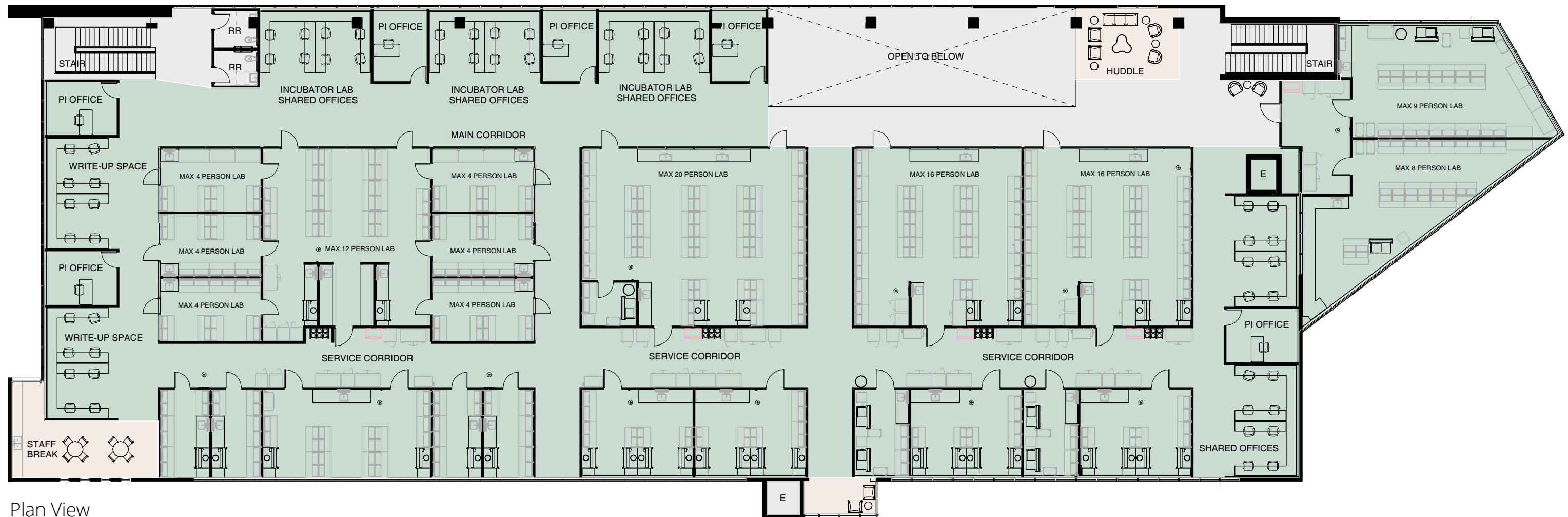


Plan View

- 1.0 Administration Suite
- 2.0 Lecture/ Meeting Rooms
- 3.0 Incubator/ Anchor Tenants/ Lab
- 4.0 Innovation/ Collaboration Commons
- 5.0 Unassignable Space

EVERGREEN BIOSCIENCE

Level Four Overall Plan



Plan View

- 1.0 Administration Suite
- 2.0 Lecture/ Meeting Rooms
- 3.0 Incubator/ Anchor Tenants/ Lab
- 4.0 Innovation/ Collaboration Commons
- 5.0 Unassignable Space

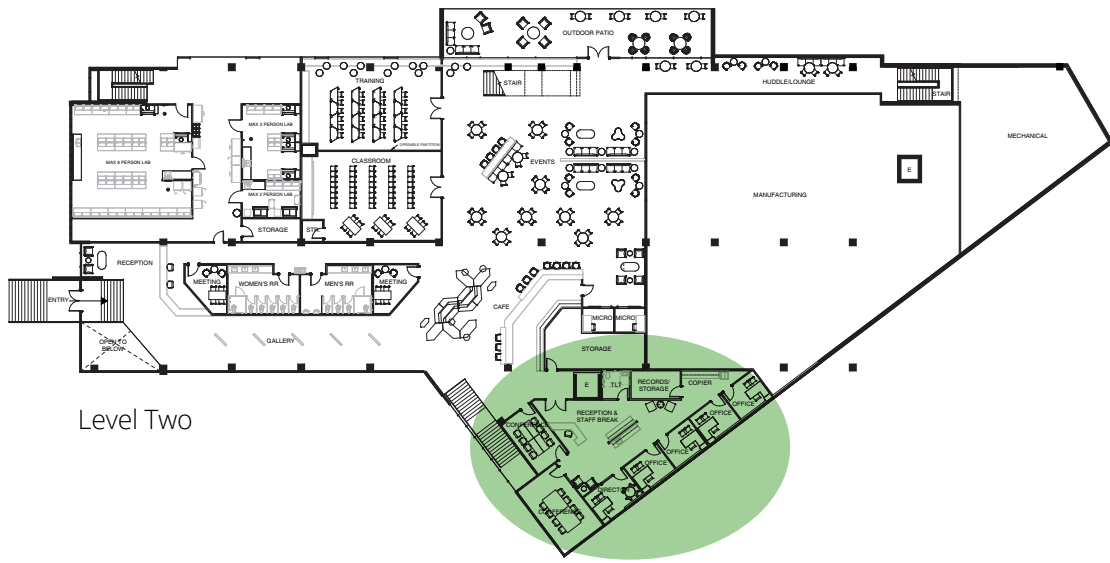
INTERIOR CONCEPTS

D. 3

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ADMINISTRATION SUITE

Admin Reception/Conference/Offices/Staff Break



Reception area for a warm greeting.

Staff offices to all have windows.

Records/Storage needed.

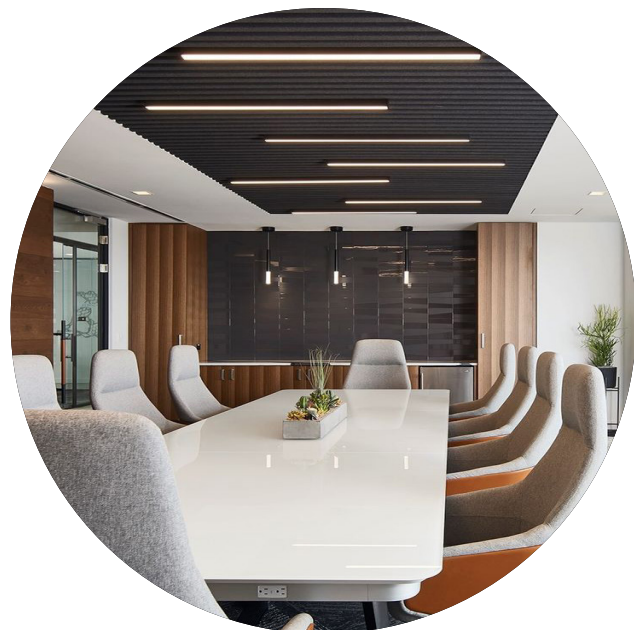
Work/Copy Area.

Open staff break area in center of space.

Single Toilet with potential to add a shower.

2 Conference Spaces with 1 accessible from main entry.

Large Director's office with exterior views.



INNOVATION/ COLLABORATION COMMONS

Reception & Cafe

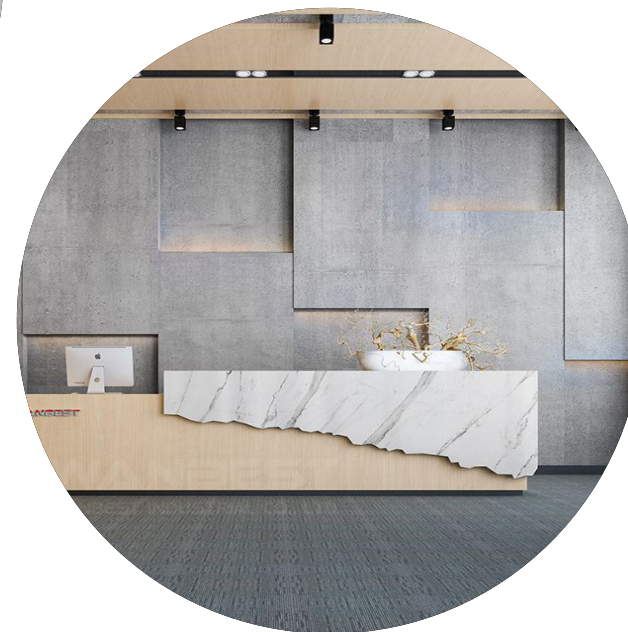
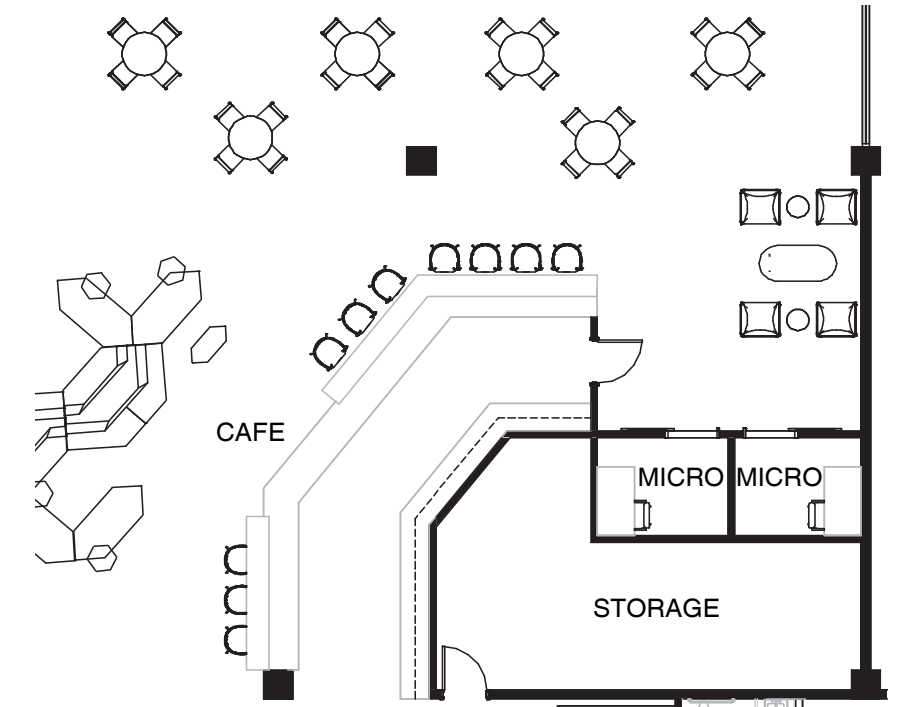
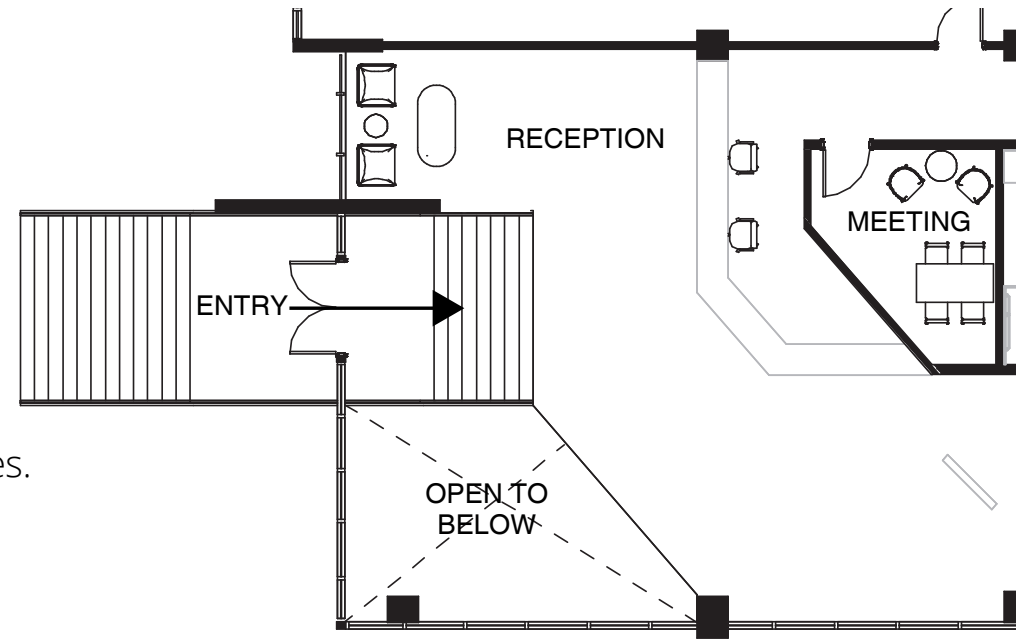


Inviting entry destination.

Counter seating @ Cafe.

Combined Reception and Cafe.

Mix of soft lounge seating and 2 tops and 4 tops bistro tables.

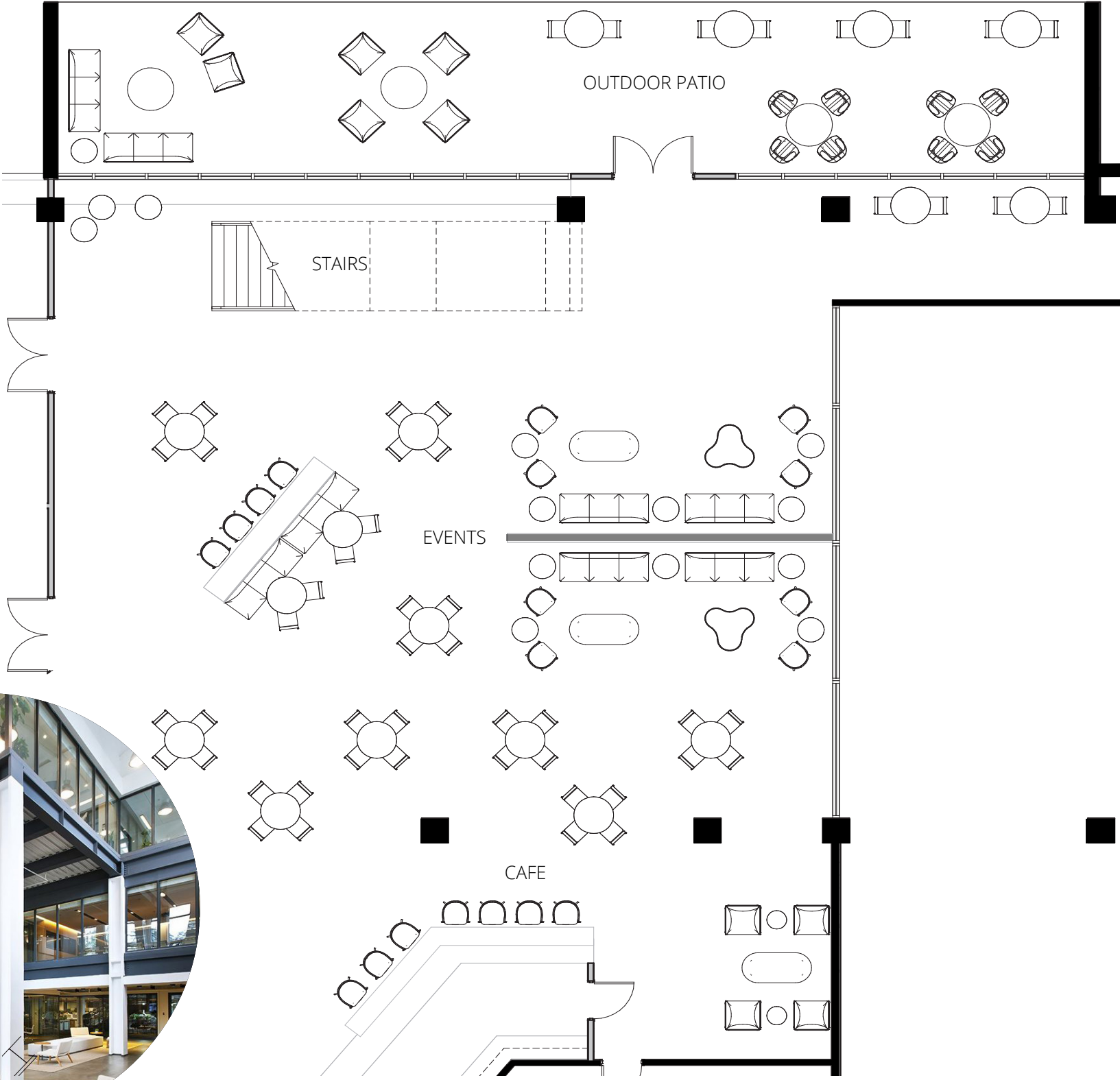
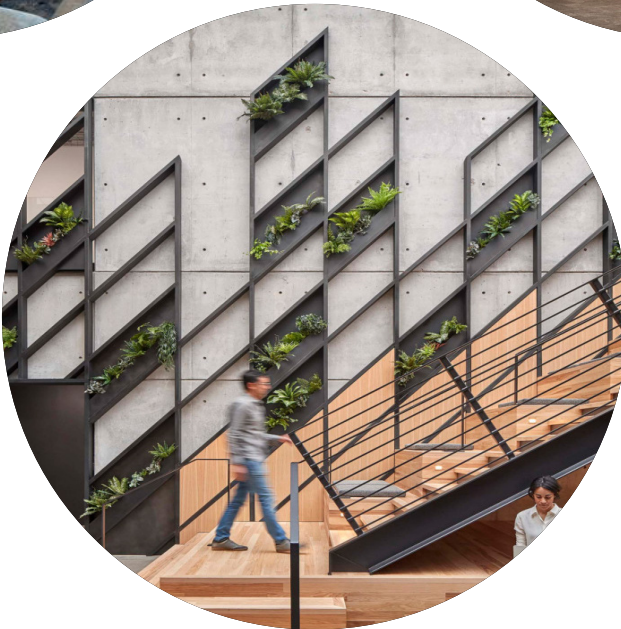


LECTURE/ MEETING ROOMS

Event Space

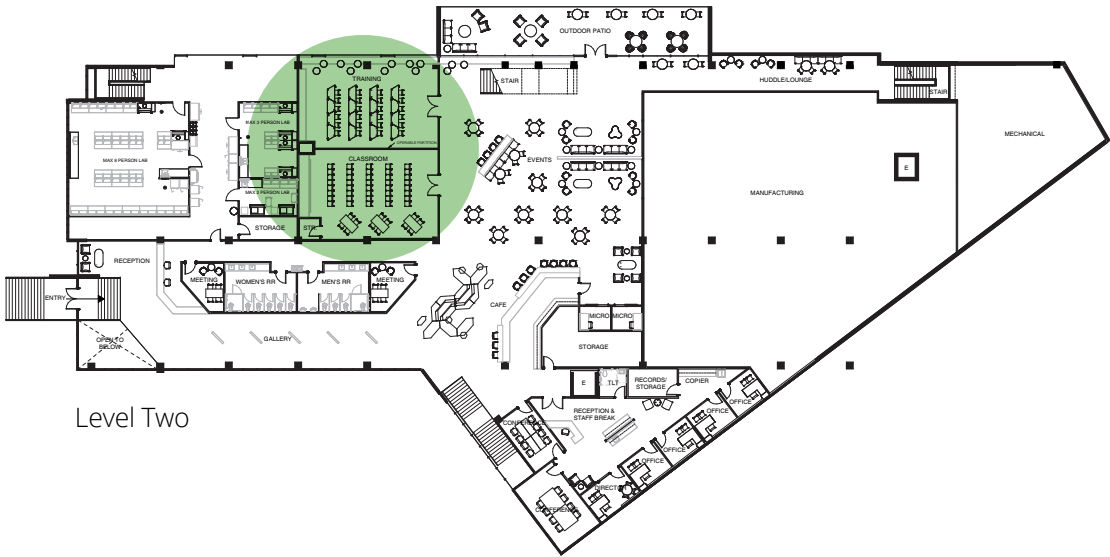


Multi-use space.
 Flexible seating that is easily stored and moveable.
 Mix of comfortable lounge seating and tables/chairs.
 Ability to open up to the Training & Classroom spaces.



LECTURE/ MEETING ROOMS

Collaboration Classroom & Training



Classroom and Training spaces to have an operable partition to open up and combine the spaces.

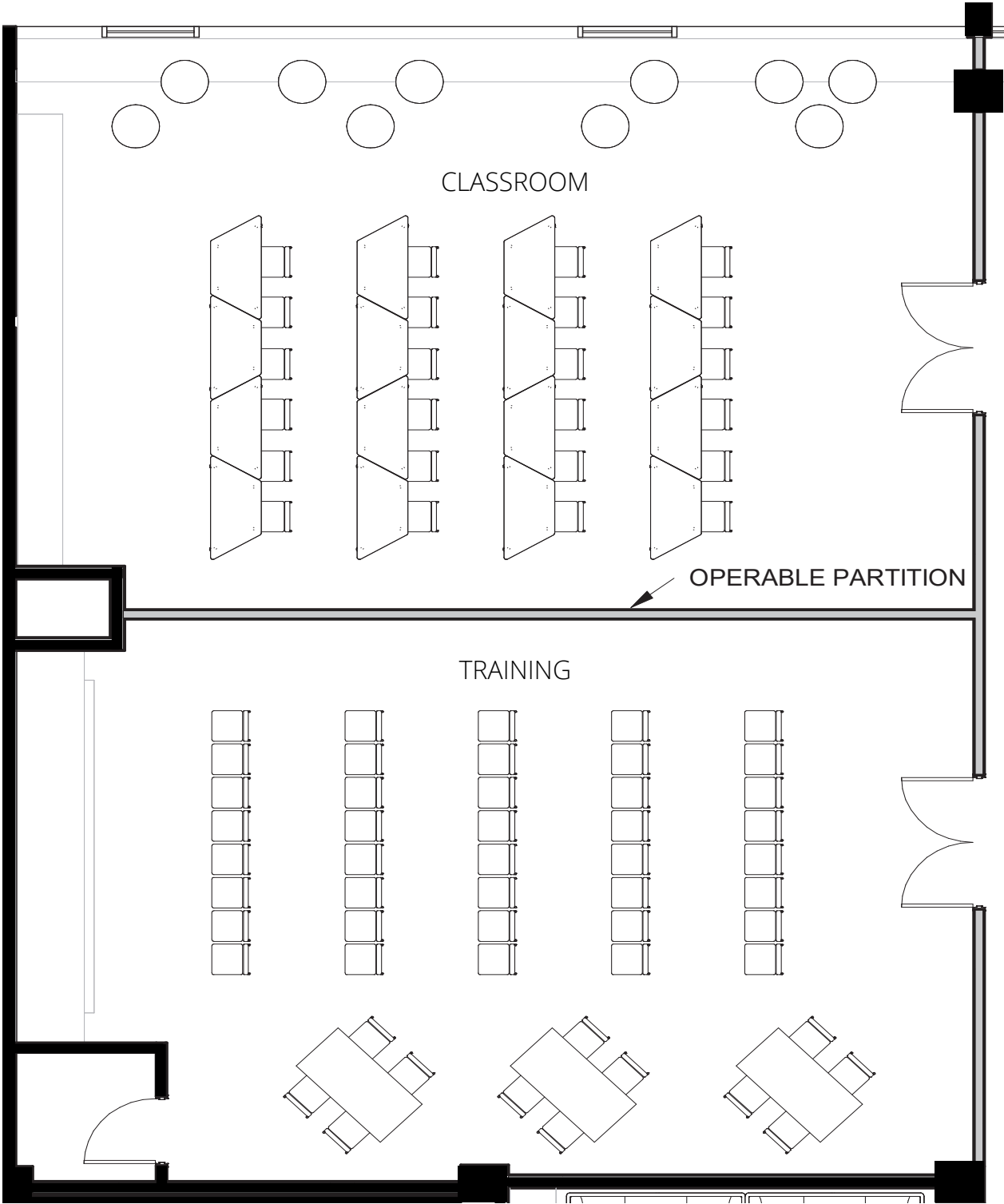
Furniture flexibility is important.

Connection to Event Space.

Moveable training tables.

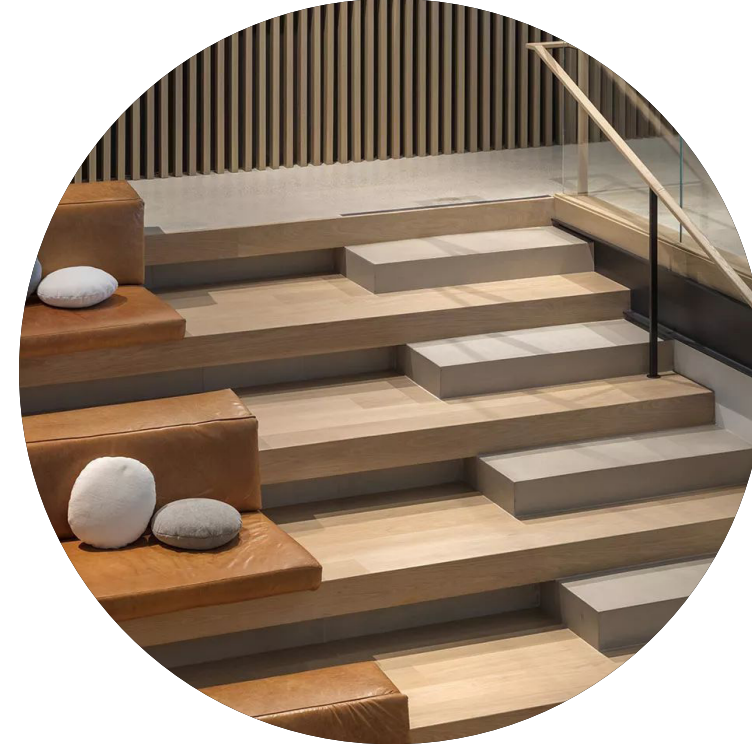
Storage needed.

Center screen.



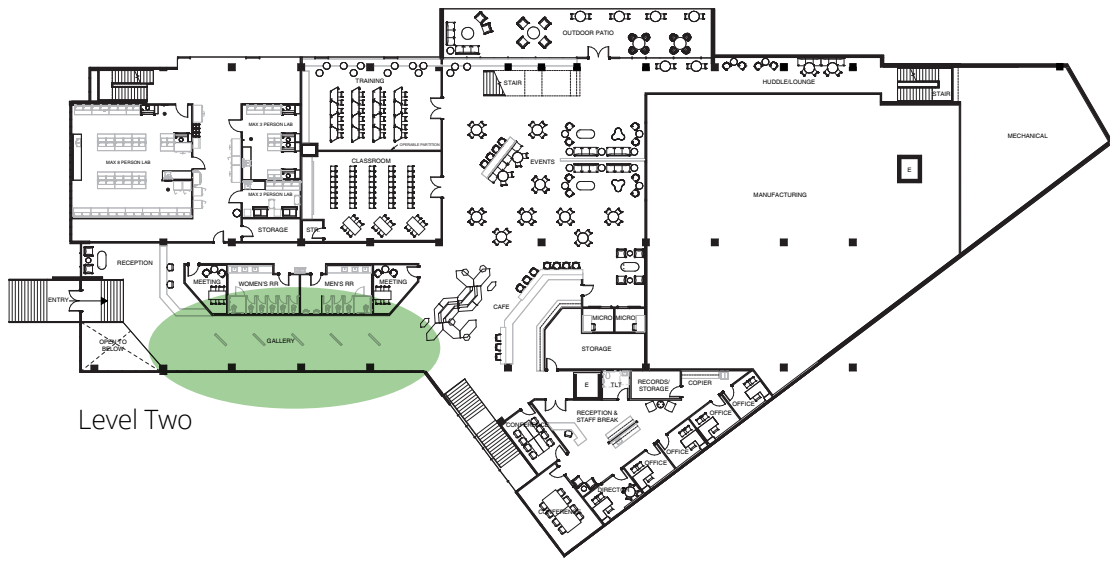
LECTURE/ MEETING ROOMS

Seminar or Auditorium



INNOVATION/ COLLABORATION COMMONS

Gallery



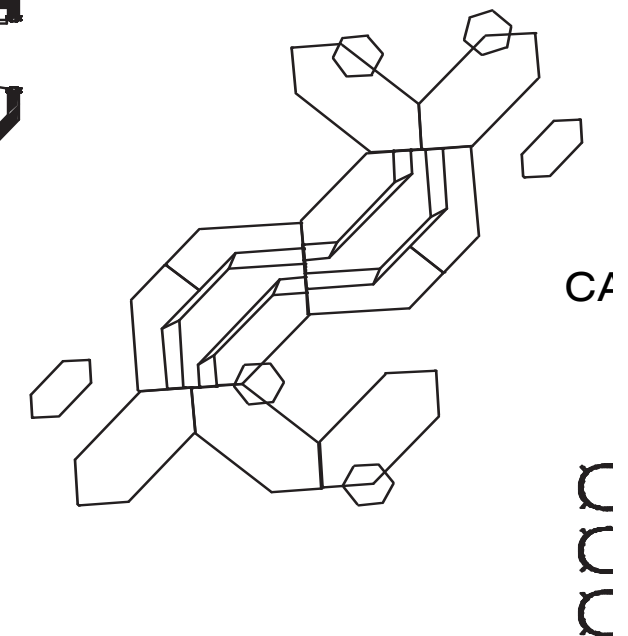
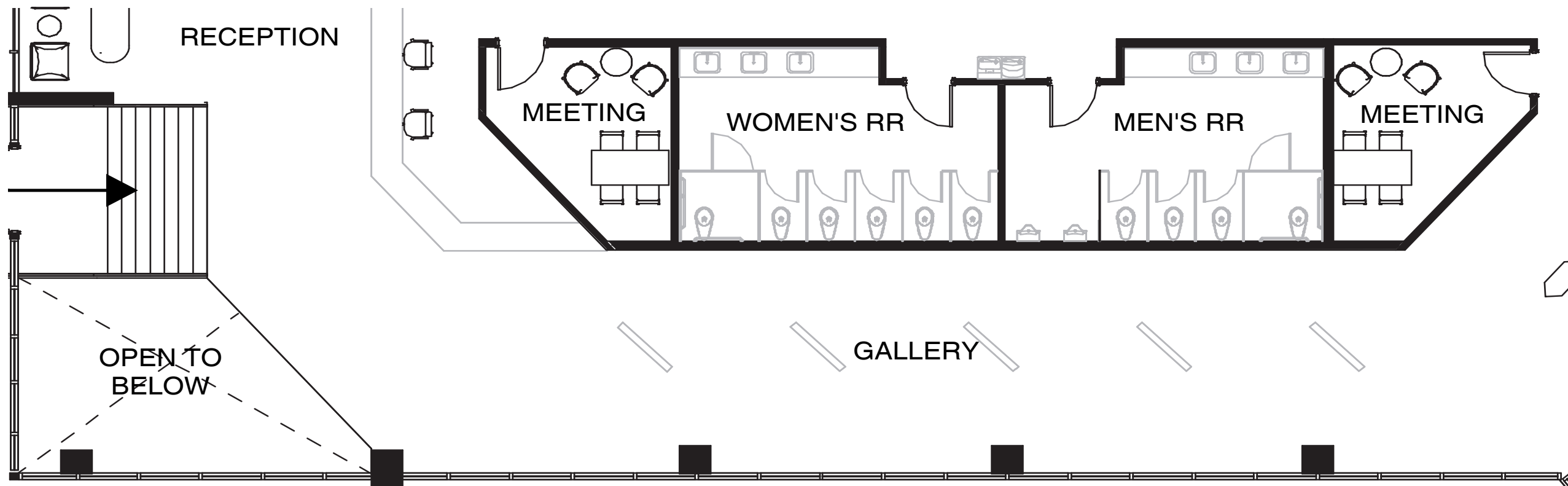
Create an experience.

Angled displays to create movement.

Display guiding you towards the Auditorium.

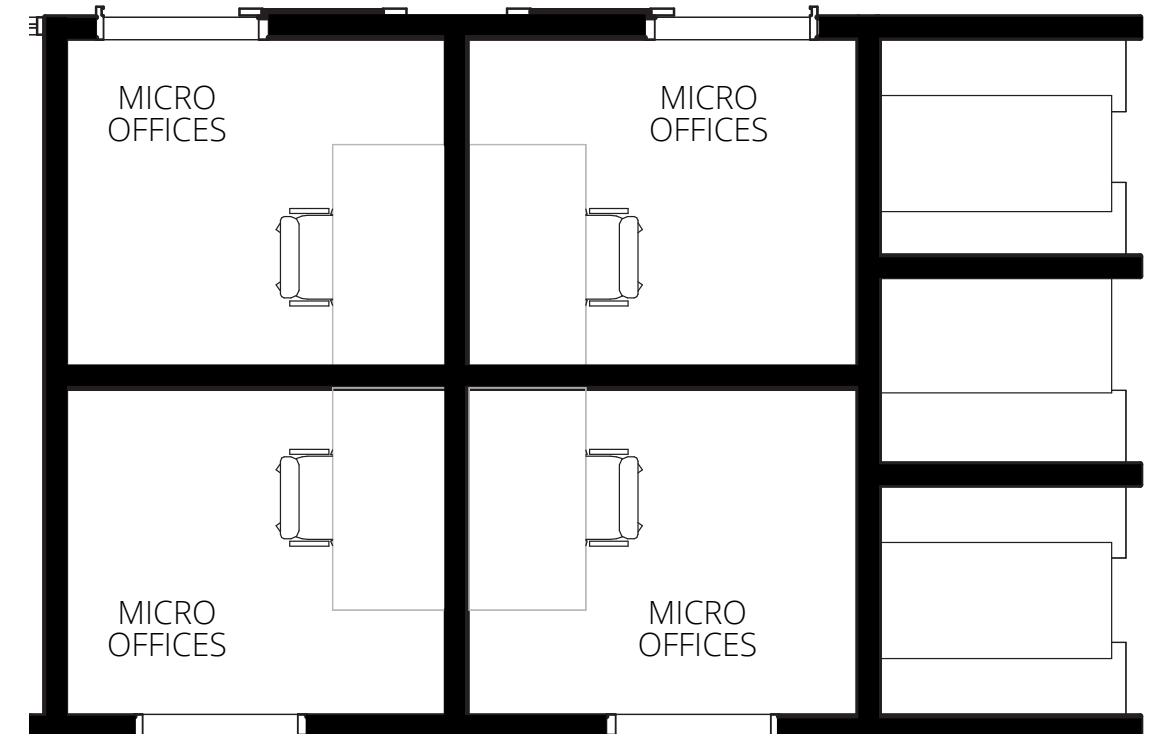
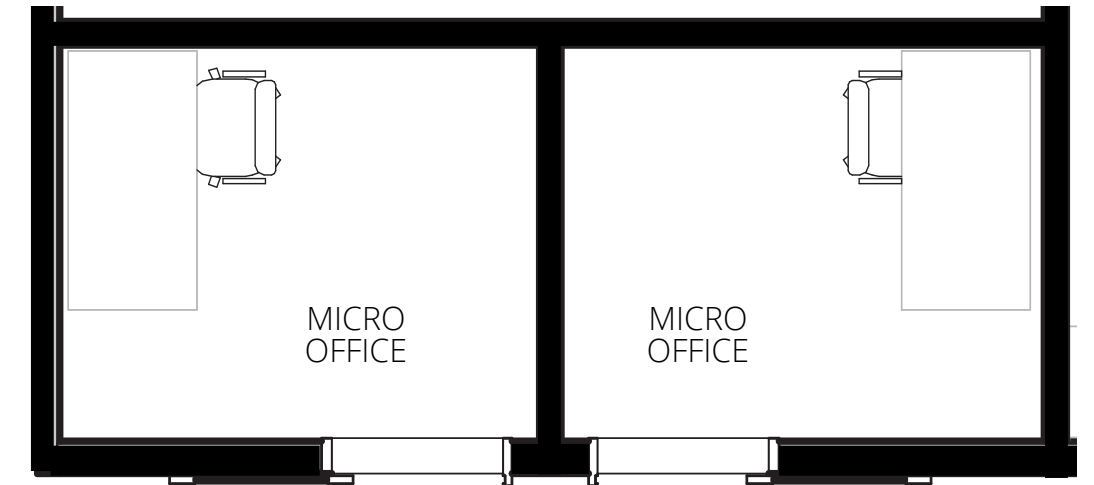
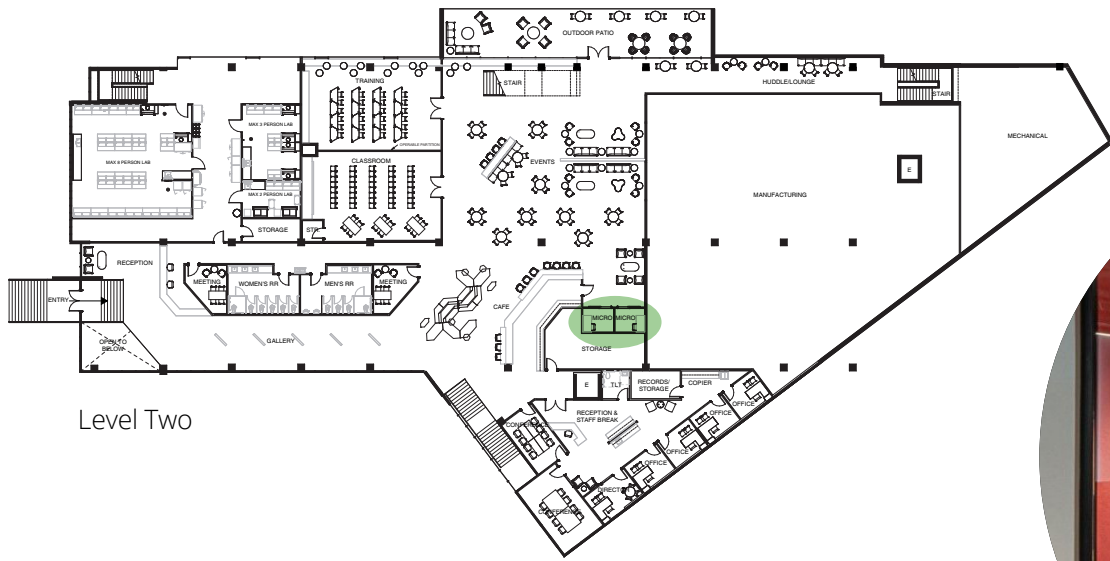
Product display - behind glass and on shelving.

Intermixed with soft seating throughout displays.



INNOVATION/ COLLABORATION COMMONS

Micro Offices



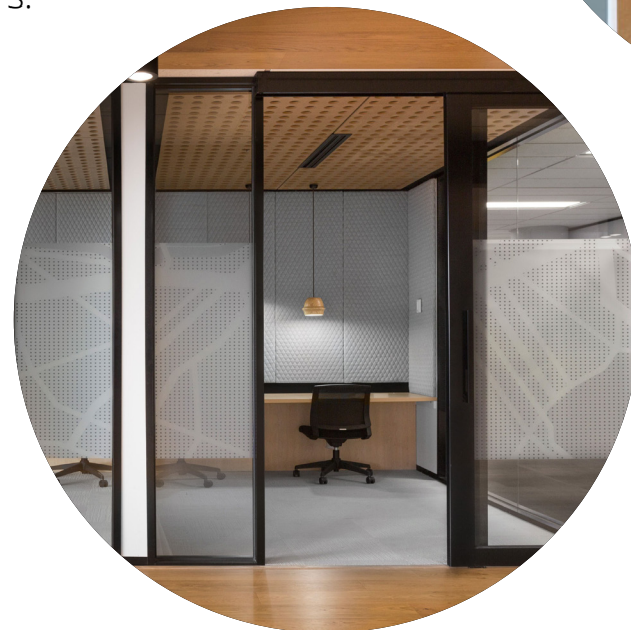
All micro offices to have glass sliding barn doors.

Mix of fully enclosed micro offices and open.

Film to be added to glass for privacy.

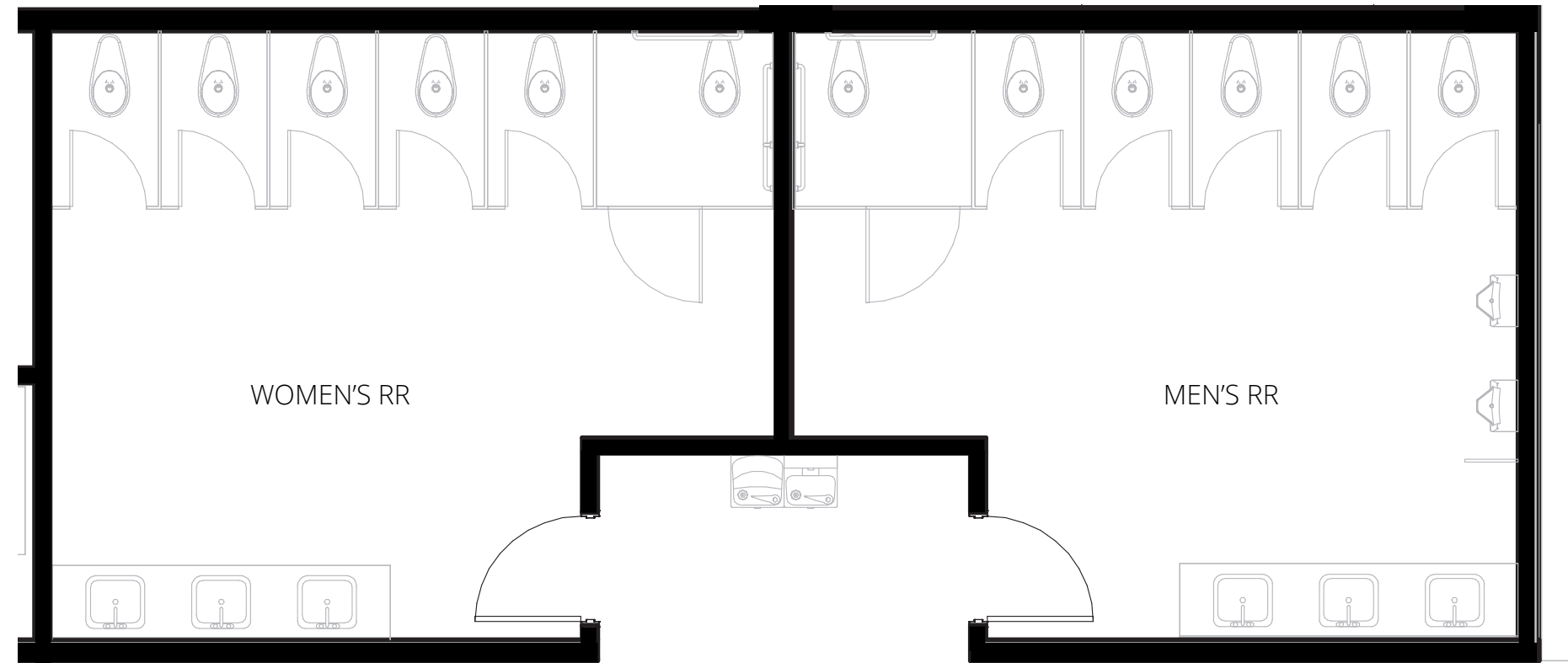
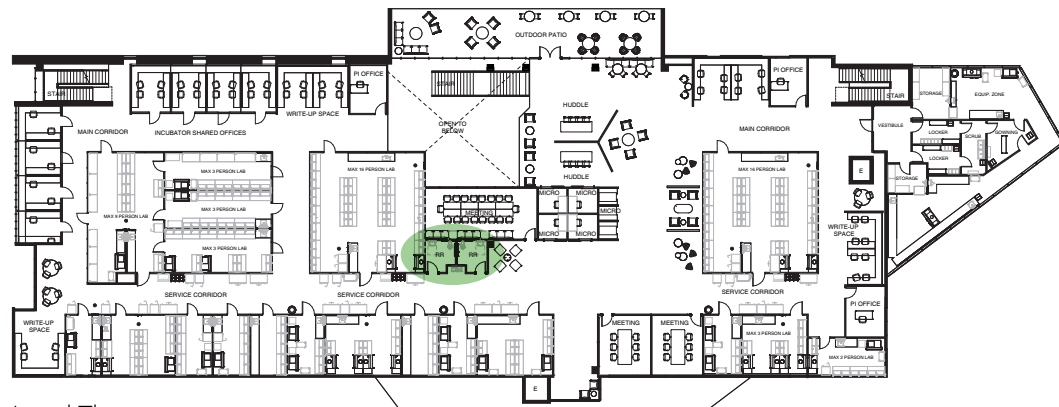
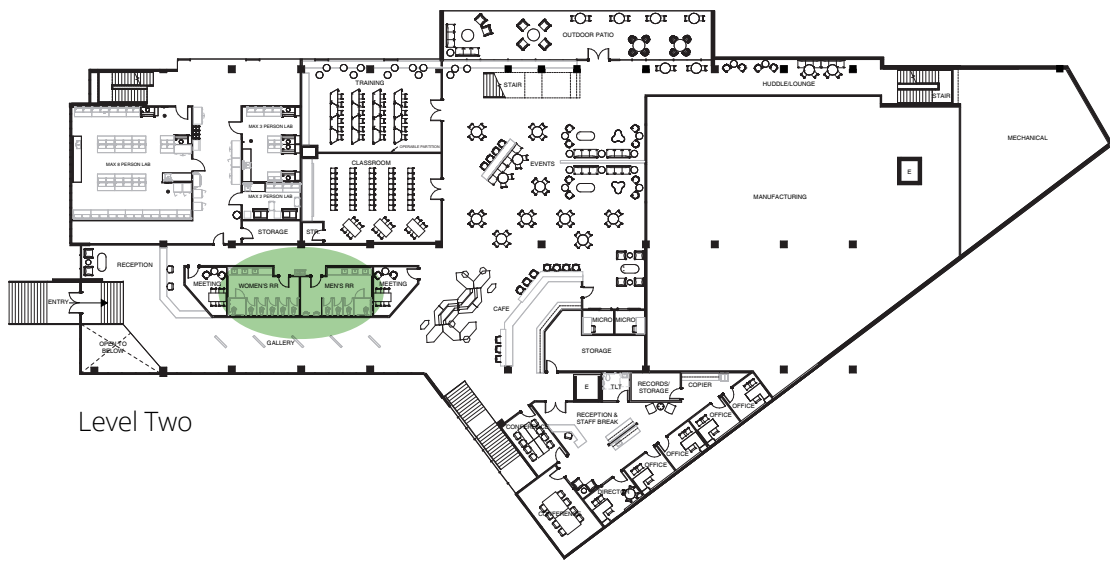
Back of chair not to face entry door.

Find acoustical solution for glass.



UNASSIGNABLE SPACES

Public Restrooms



Multi-stall restrooms located on levels 1 + 2.

Single restrooms located throughout the building.

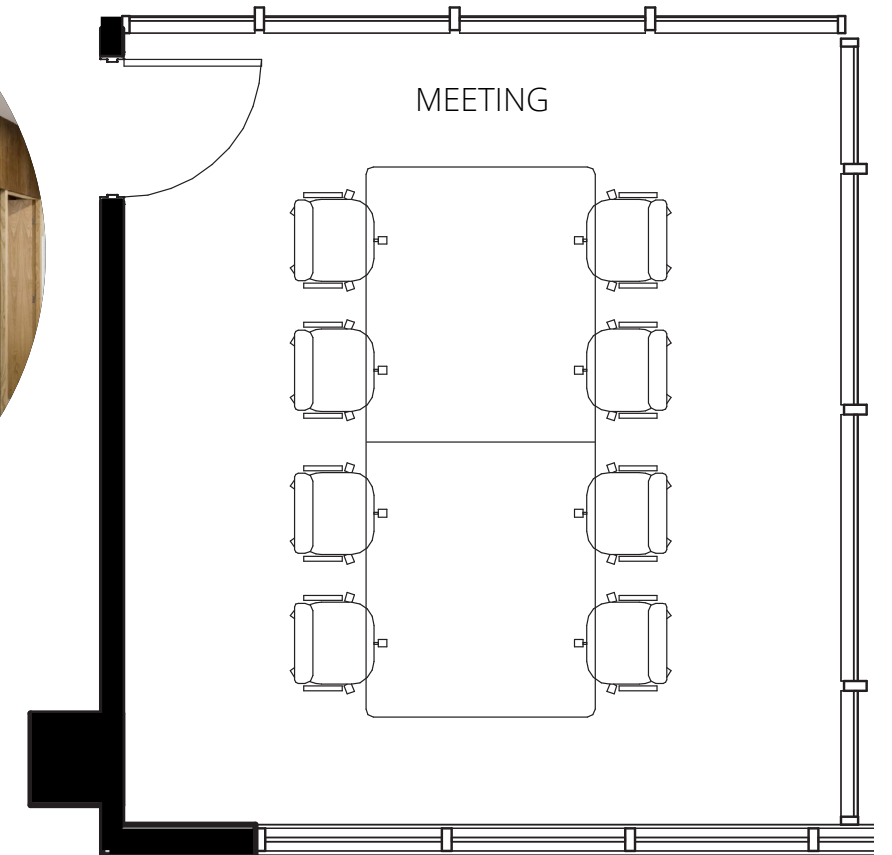
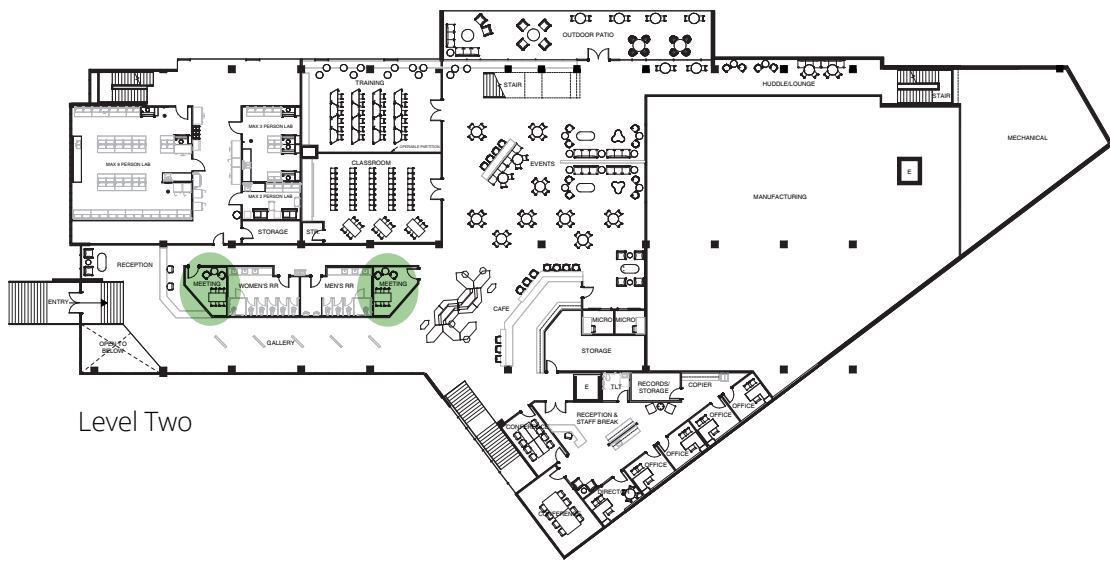
Durable and scrubbable surfaces.

ADA compliant.



INNOVATION/ COLLABORATION COMMONS

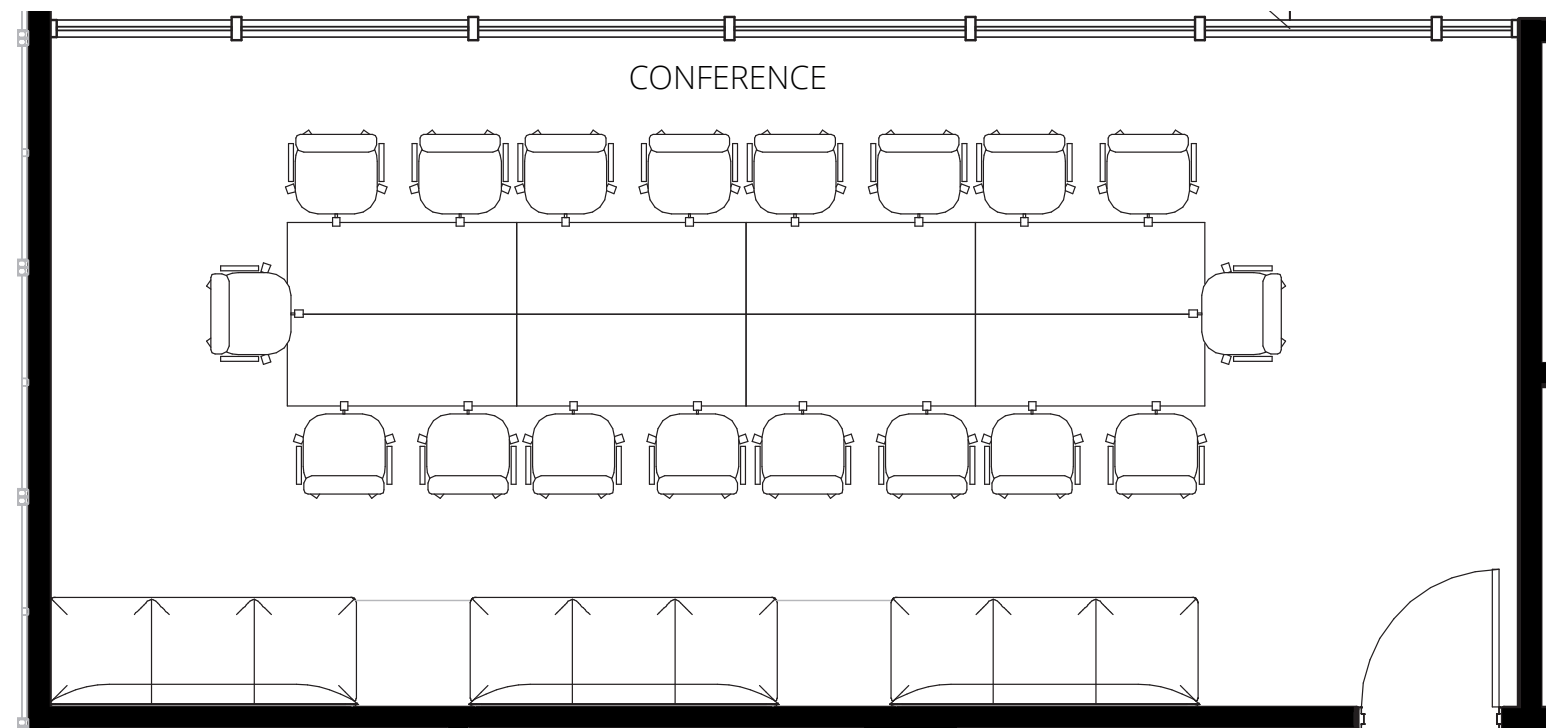
Large Conference & Meeting



Decorative window film or treatment on glass for less visibility.

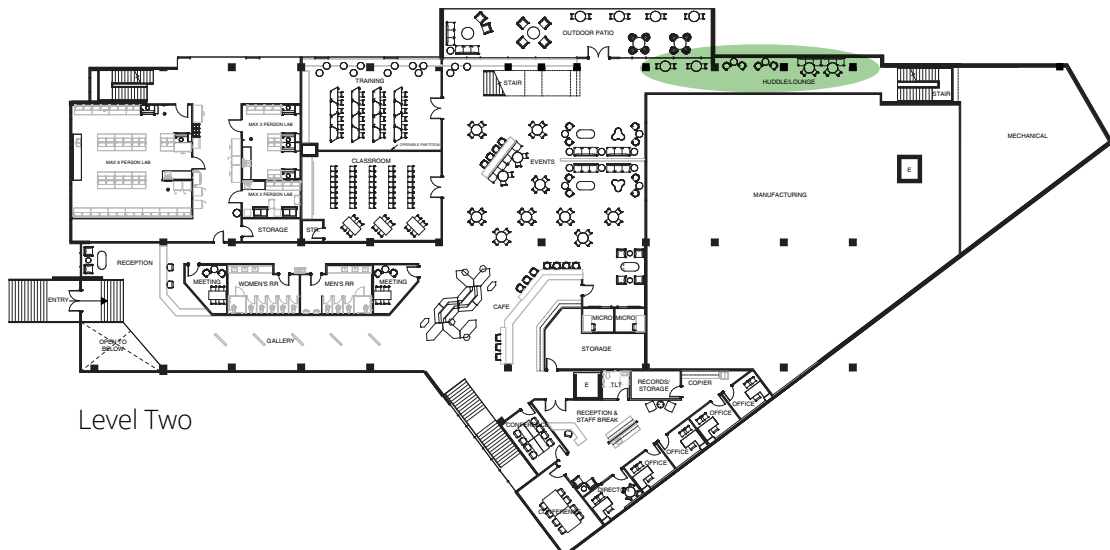
Preferred seating along window for flexibility.

Acoustic ceiling treatment for sound.

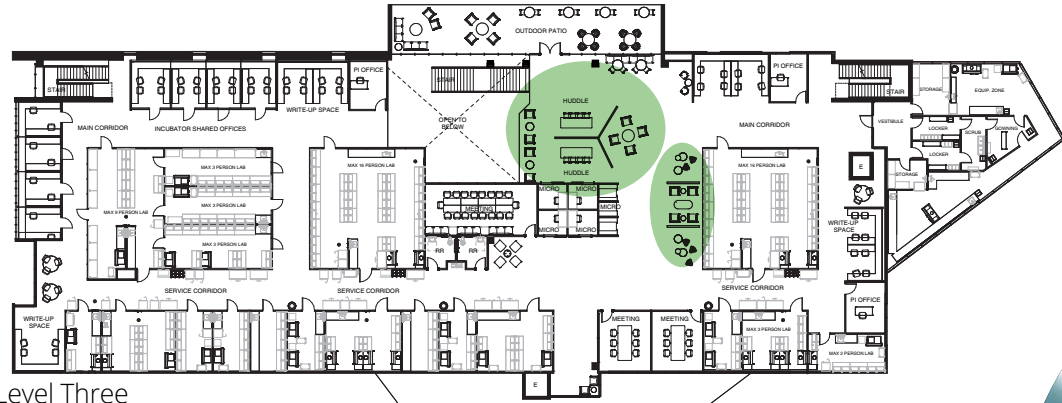


INNOVATION/ COLLABORATION COMMONS

Huddle & Soft Spaces



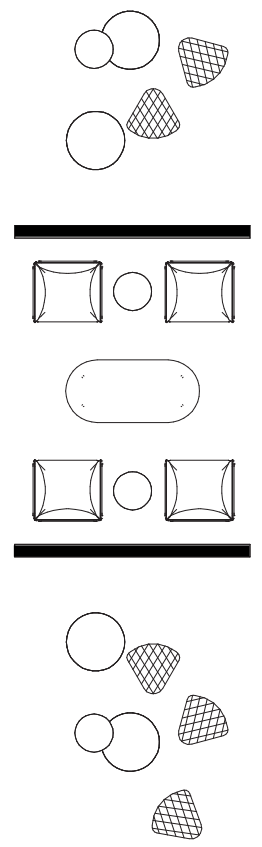
Level Two



Level Three



Mix of soft lounge seating and tables for work space.
 Want an inviting and comfortable lounge feel.
 Collaborative spaces.



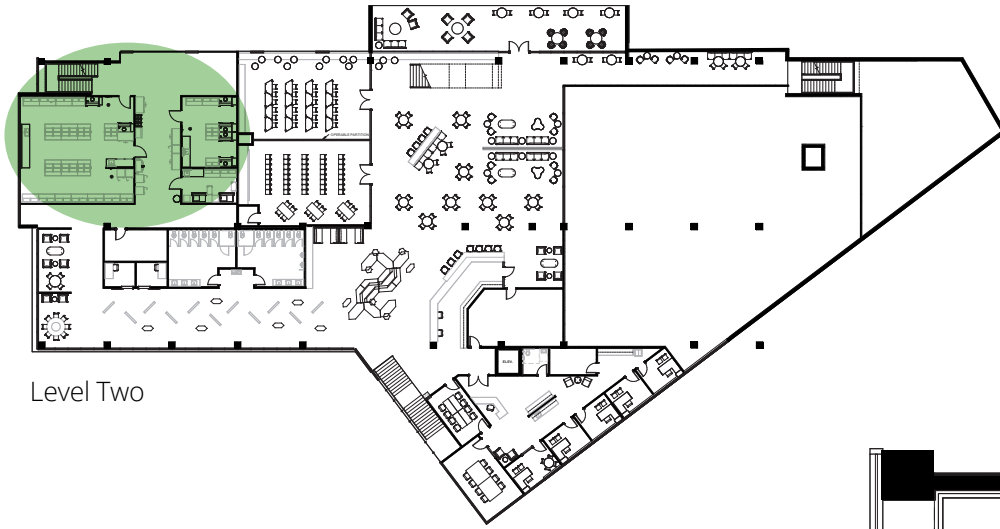
LAB LAYOUTS

D. 4

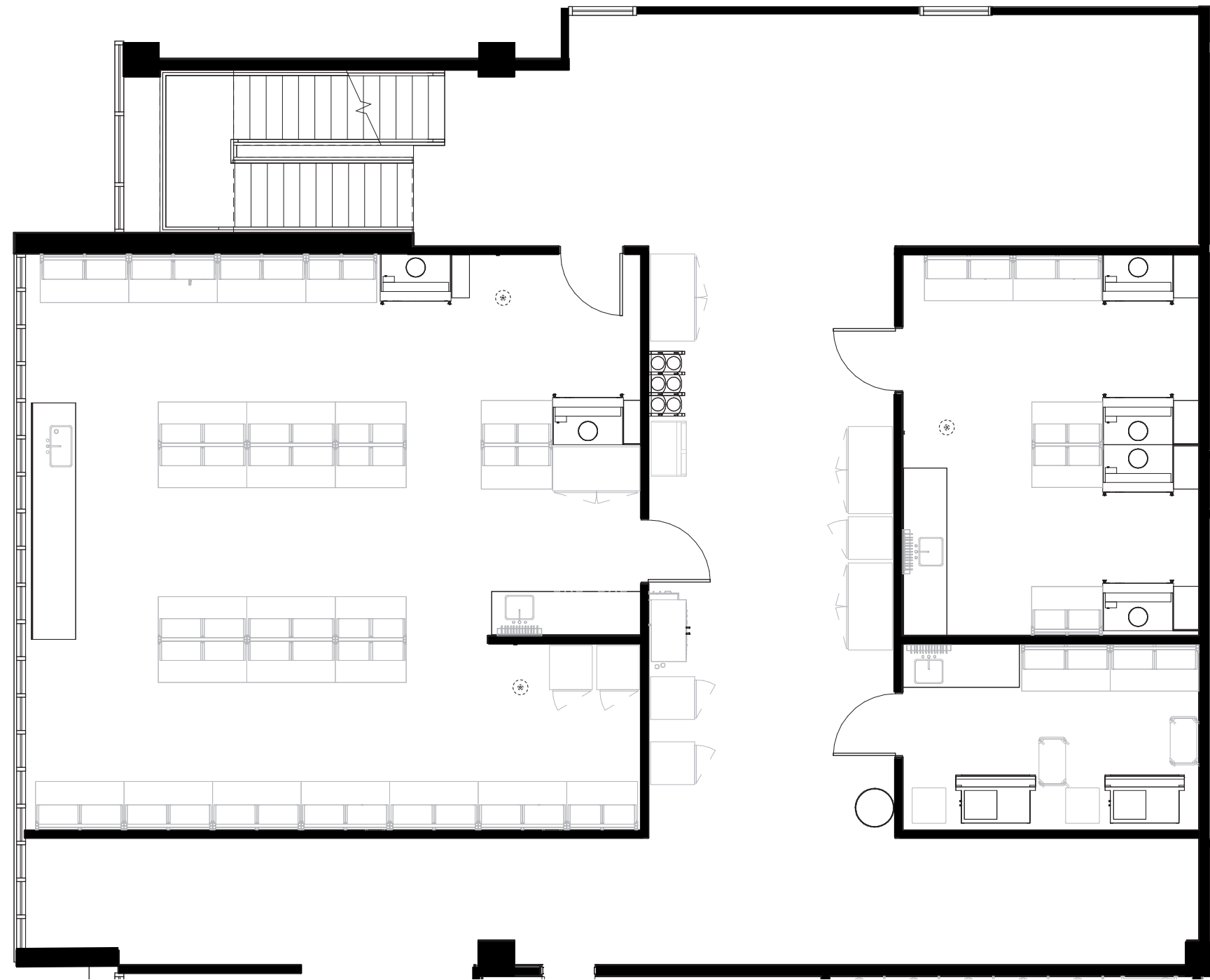
WE BRING OUR CLIENTS' **STORIES** TO LIFE.

INCUBATOR/ ANCHOR TENANTS/ LABS

Module Lab Layout - Level Two



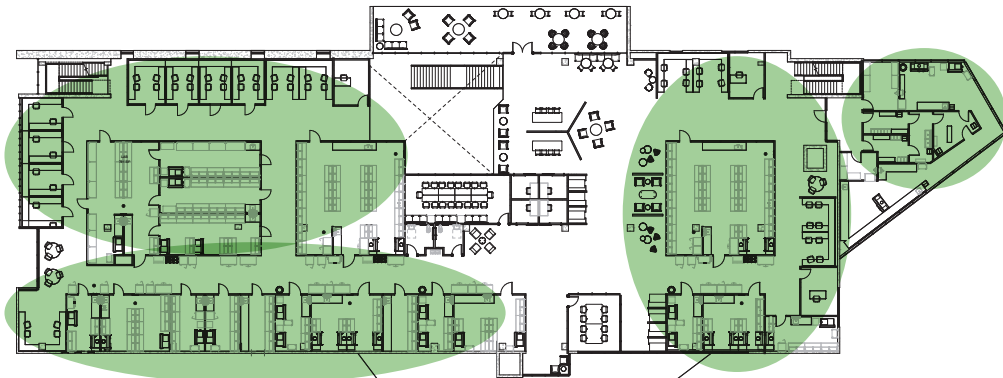
Level Two



Lab Layout

INCUBATOR/ ANCHOR TENANTS/ LABS

Module Lab Layout - Level Three



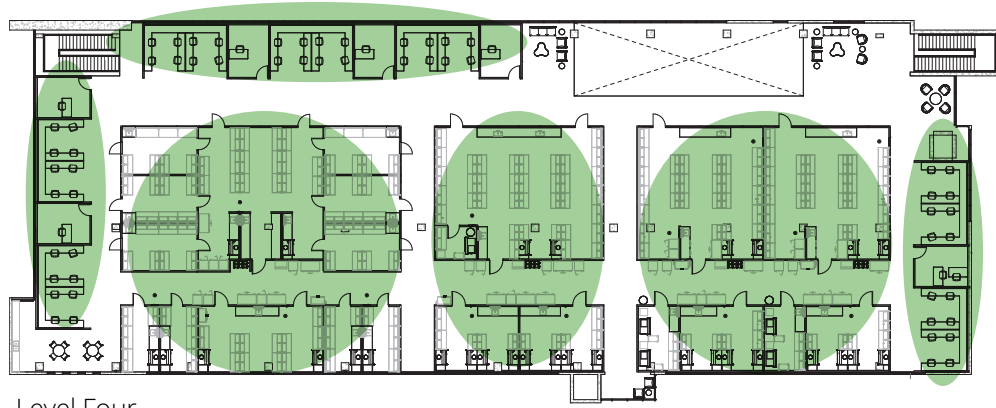
Level Three



Lab Layouts

INCUBATOR/ ANCHOR TENANTS/ LABS

Module Lab Layout - Level Four



Level Four



Lab Layouts

INCUBATOR/ ANCHOR TENANTS/ LABS

Room Data Sheets

3.1a Incubator 1 Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (customizable for Bio or Chem)
	Assignable sq. ft.:	195 ASF
	Hours of Operation:	TBD
	Capacity:	2
	Description:	Full wet lab space for a three year term. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities (see below). One full length wall (approximately 20') may include a demountable partition allow for the expansion of the space to a double half-module lab.
	Visibility:	For labs in the "core", visibility from lab to hallway via curtain wall (storefront) glazing. Provide roller shades at windows or use PDLC technology glazing (intellegent or smart glass).
Adjacencies:	Principal Investigator shared office (with another Incubator PI), Lab Assistant shared "hotel" write-up space. Loading dock, glasswash and sterilizer shared spaces.	
	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
Room Contents	Casework:	Metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with light grey, epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
	Equipment:	Emergency shower/eyewash (in corridor), equipment space in corridor for "deli case" refrigerators, freezers, etc., Class A BSC (Biosafety Cabinet) or fume hood in lab.
Building System Requirements	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
	Plumbing:	(1) deep epoxy sink with hot, cold and DI water. Ultra pure DI water unit available on request to polished the provided circulated 5 meg ohm pure water.
	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (4 each). Nitrogen (2 each), Natural Gas (2 each), Vacuum (4 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (2 pairs each).
Other	Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.	

3.1b Incubator 1 Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (customizable for Bio or Chem)
	Assignable sq. ft.:	390 ASF
	Hours of Operation:	TBD
	Capacity:	4
	Description:	Full wet lab space for a three year term. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities (see below). One full length wall (approximately 20') may include a demountable partition allow for the expansion of the space to a double module lab. These labs are in the "core" of the building and directly adjacent to the support lab. Shown on the plan with biosafety cabinets although they could be configured with fume hoods.
	Visibility:	For labs in the "core", isibility from lab to hallway via curtain wall (storefront) glazing. Provide roller shades at windows or use PDLC technology glazing (intellegent or smart glass).
Adjacencies:	Principal Investigator shared office (with another Incubator PI), Lab Assistant shared "hotel" write-up space. Loading dock, glasswash and sterilizer shared spaces	
	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
Room Contents	Casework:	Metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with light grey, epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
	Equipment:	Emergency shower/eyewash (in corridor), equipment space in corridor for "deli case" refrigerators, freezers, etc., Class A BSC (Biosafety Cabinet) or fume hood in lab.
Building System Requirements	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
	Plumbing:	(1) deep epoxy sink with hot, cold and DI water. Ultra pure DI water unit available on request to polished the provided circulated 5 meg ohm pure water.
	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (4 each). Nitrogen (2 each), Natural Gas (2 each), Vacuum (4 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (2 pairs each).
Other	Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.	

INCUBATOR/ ANCHOR TENANTS/ LABS

Room Data Sheets

3.1c Incubator 1 Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (customizable for Bio or Chem)
	Assignable sq. ft.:	400 ASF
	Hours of Operation:	TBD
	Capacity:	4
	Description:	Full wet lab space for a three year term. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities (see below). One full length wall (approximately 30') may include a demountable partition allow for the expansion of the space to a double module lab. These labs are in the "core" of the building and directly adjacent to the support lab. Shown on the plan with biosafety cabinets although they could be configured with fume hoods.
	Visibility:	Visibility from lab to hallway via curtain wall (storefront) glazing. Provide roller shades at windows or use PDLC technology glazing (intellegent or smart glass). Other
	Adjacencies:	Principal Investigator shared office (with another Incubator PI), Lab Assistant shared "hotel" write-up
Room Contents	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
	Casework:	Metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with light grey, epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
Building System Requirements	Equipment:	Emergency shower/eyewash (in corridor), equipment space in corridor for "deli case" refrigerators, freezers, etc., Class A BSC (Biosafety Cabinet) or fume hood in lab.
	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
	Plumbing:	(1) deep epoxy sink with hot, cold and DI water. Ultra pure DI water unit available on request to polished the provided circulated 5 meg ohm pure water.
	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (4 each). Nitrogen (2 each), Natural Gas (2 each), Vacuum (4 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (2 pairs each).
Other		Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.

3.2a Anchor Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (generic lab)
	Assignable sq. ft.:	1155 ASF
	Hours of Operation:	TBD
	Capacity:	18
	Description:	Full wet lab space for a term to be determined at time of leasing. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities, sinks at perimeter, support spaces at rear of space. Across the service/equipment corridor are (3) incubator labs which can be used as support spaces if required.
	Visibility:	Visibility from lab to hallway via curtain wall (storefront) glazing. Provide roller shades at windows or use PDLC technology glazing (intellegent or smart glass).
	Adjacencies:	Principal Investigator office, Post Doc write-up areas, loading dock, glasswash and sterilizer shared spaces
Room Contents	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
	Casework:	For the center portion of the lab; metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
Building System Requirements	Equipment:	Emergency shower/eyewash, "deli case" refrigerators, Class A BSC (Biosafety Cabinet) or fume hood.
	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
	Plumbing:	(2) deep epoxy sink in main lab space. (1) epoxy or stainless steel sink in one support area (cell culture).
	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (15 each). Nitrogen (7 each), Natural Gas (15 each), Vacuum (15 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (7 pairs each).
Other		Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.

INCUBATOR/ ANCHOR TENANTS/ LABS

Room Data Sheets

3.2b Incubator 1 Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (generic lab)
	Assignable sq. ft.:	1540 ASF
	Hours of Operation:	TBD
	Capacity:	24
	Description:	Full wet lab space for a term to be determined at time of leasing. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities, sinks at perimeter, support spaces at rear of space. Across the service/equipment corridor are (4) incubator labs which can be used as support spaces if required. Shown in the drawings with a dedicated cell culture support space.
	Visibility:	Visibility from lab to hallway via curtain wall (storefront) glazing. Provide roller shades at windows or use PDLC technology glazing (intellegent or smart glass).
	Adjacencies:	Principal Investigator office, Post Doc write-up areas, loading dock, glasswash and sterilizer shared spaces
Room Contents	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
	Casework:	For the center portion of the lab; metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
	Equipment:	Emergency shower/eyewash, "deli case" refrigerators, Class A BSC (Biosafety Cabinet) or fume hood.
Building System Requirements	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
	Plumbing:	(4) deep epoxy sink in main lab space. (1) epoxy or stainless steel sink in one support area (cell culture).
Other	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (15 each). Nitrogen (7 each), Natural Gas (15 each), Vacuum (15 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (7 pairs each).
		Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.

3.2c Incubator 1 Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (generic lab)
	Assignable sq. ft.:	2210 ASF
	Hours of Operation:	TBD
	Capacity:	24
	Description:	Full wet lab space for a term to be determined at time of leasing. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities, sinks at perimeter, support spaces at rear of space. Across the service/equipment corridor are two support spaces, one is a single module wide shown with (2) biosafety cabinets and one is a double module wide with (4) fume hoods. The equipment corridor is included in the square footage.
	Visibility:	Visibility from lab to hallway via curtain wall (storefront) glazing. Provide roller shades at windows or
	Adjacencies:	Principal Investigator office, Post Doc write-up areas, loading dock, glasswash and sterilizer shared
Room Contents	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
	Casework:	For the center portion of the lab; metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
Building System Requirements	Equipment:	Emergency shower/eyewash, "deli case" refrigerators, Class A BSC (Biosafety Cabinet) or fume hood.
	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
Other	Plumbing:	(4) deep epoxy sink in main lab space. (1) epoxy or stainless steel sink in one support area (cell culture).
	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (24 each). Nitrogen (14 each), Natural Gas (24 each), Vacuum (24 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (12 pairs each).
		Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.

INCUBATOR/ ANCHOR TENANTS/ LABS

Room Data Sheets

3.2d Incubator 1 Lab		
Program Requirements		
Space Description	Department:	Incubator Lab (generic lab)
	Assignable sq. ft.:	970 ASF
	Hours of Operation:	TBD
	Capacity:	9
	Description:	Full wet lab space for a term to be determined at time of leasing. Space would have access to a variety of support "shared" spaces (Microscopy, Glasswash, Sterilizers, Loading Dock and others). Space includes mobile benches with utilities, sinks at perimeter. The two labs are located on the East end, in the triangular section of the building. A small equipment space is located adjacent to the labs and is entered into first before the lab modules. The labs are shown with biosafety cabinets, although fume hoods could be located.
	Visibility:	Visibility is to the exterior primarily, and to the equipment area at the entrance of the lab. Glazing could be located into the corridor where write-up stations are located.
	Adjacencies:	Principal Investigator office, Post Doc write-up areas, loading dock, glasswash and sterilizer shared spaces
Room Contents	Room Finishes:	Floors: welded seam vinyl Walls: Gyp bd. With latex paint Ceilings: Acoustical ceiling tiles in suspended grid. Base: Rubber
	Casework:	For the center portion of the lab; metal mobile benches with mobile steel casework under with wood faces (or knee apaces) with epoxy work surfaces. Three metal shelves above. For the perimeter of the lab; a mix of fixed metal casework and mobile. Casework mix percentages TBD. Mobile casework Basis of Design is Mott Optima 2550. With task lighting. Metal casework with stainless steel work surfaces in cell culture support area.
	Furniture:	Adjustable lab stools with backs, vinyl.
	Equipment:	Emergency shower/eyewash, "deli case" refrigerators, Class A BSC (Biosafety Cabinet) or fume hood.
Building System Requirements	Power:	110v & 208v. Power/data in surface mounted raceway (SMR) at walls. Power to the mobile benches is via ceiling panels to factory wired raceways on the bench.
	Lighting:	LED, dimmable
	Communications:	Data. Wired and wireless access to internet and intranet. Zoom capability.
	Ventilation:	HVAC zone controls for each space. 10" minimum vent for all fume hoods. 4" diameter exhaust ports in ceiling above all benches at 10' on center. Provide blast gates.
	Plumbing:	(2) deep epoxy sink in main lab space. (1) epoxy or stainless steel sink in one support area (cell culture).
	Gas Services:	Plumbed house, gas services include clean, oil free compressed air at 100 psi to the lab and reduced down to 30 psi for bench use (10 each). Nitrogen (6 each), Natural Gas (10 each), Vacuum (10 each). (2) specialty gas lines (for future connection) from adjacent cylinder tank storage to benches (7 pairs each).
Other		Security walls from top of ceiling grid to underside of structure above perimeter walls including demountable partition.

SITE SELECTION

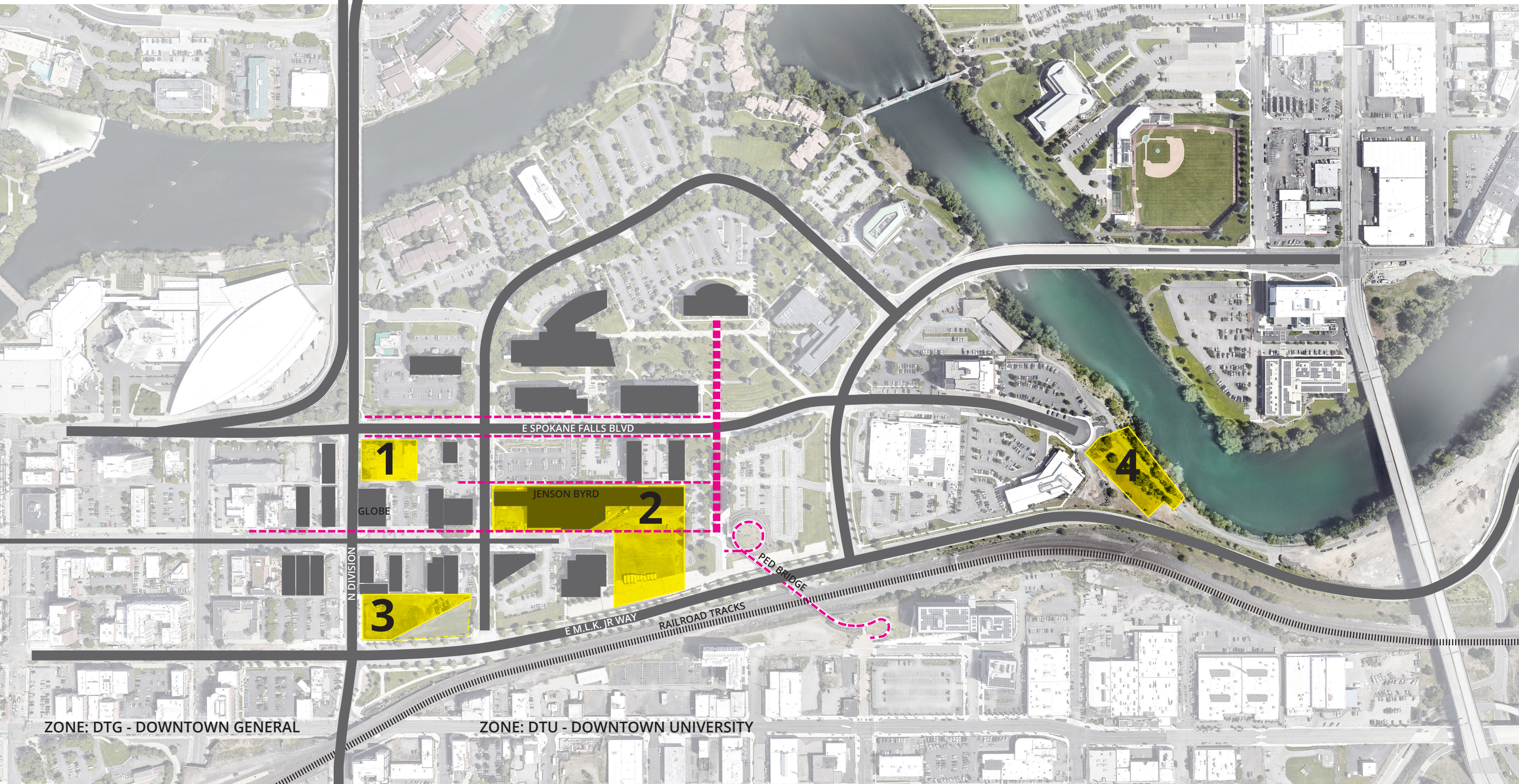


E

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EVERGREEN BIOSCIENCE

Site Selection Analysis



EVERGREEN BIOSCIENCE

Site Option 1



SITE 1 MIDAS SITE - SPOKANE FALLS BLVD & DIVISION

CITY OF SPOKANE - MUNICIPAL CODE

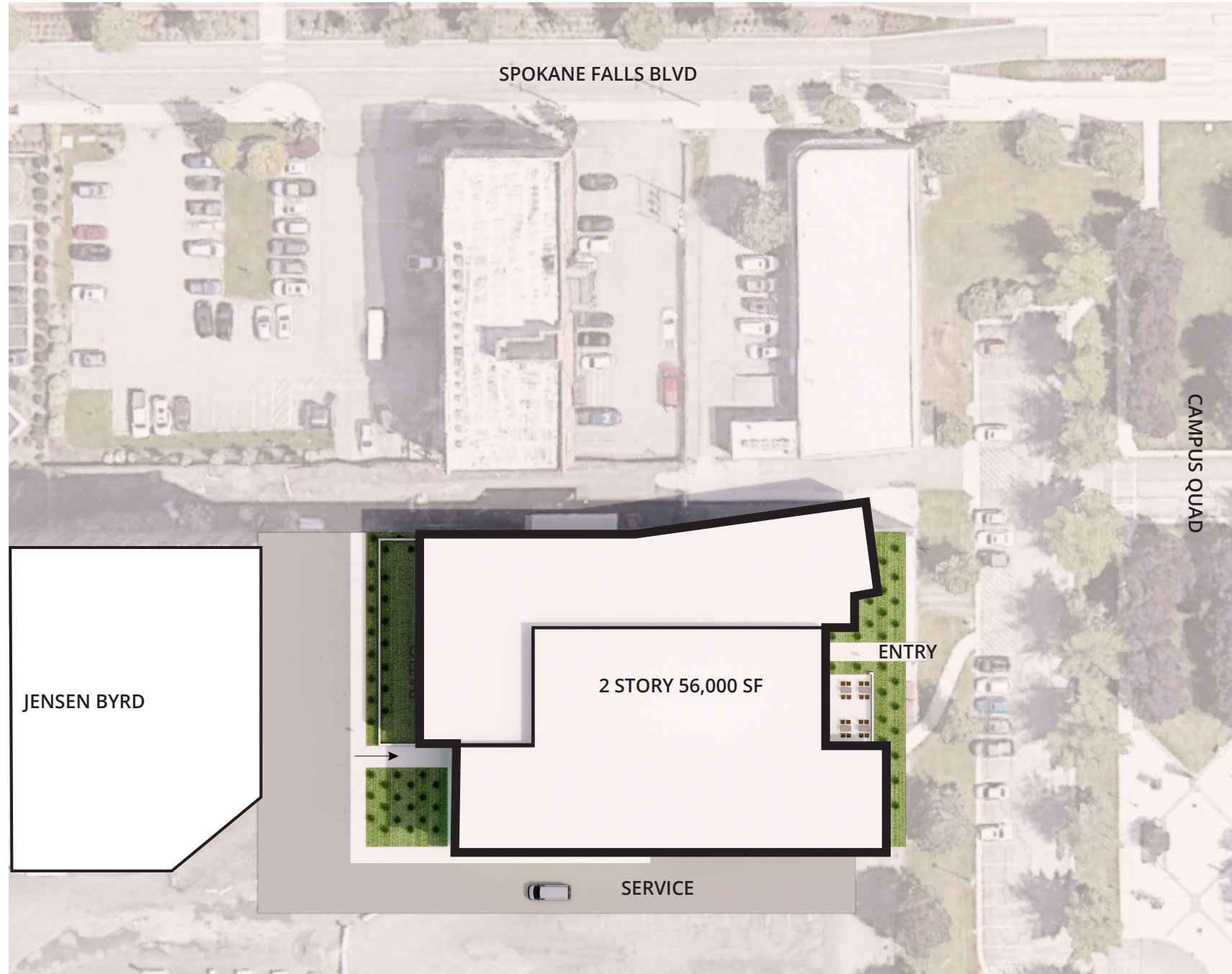
ZONE: DOWNTOWN UNIVERSITY (DTU)
MAX HEIGHT : 12 STORIES
SETBACKS: (10') FRONT
 (100') RIVER
 (15') PUBLIC RIGHT OF WAY

PARKING: NO PARKING REQUIRED PER
 (SMC 17C.230 - M1)



EVERGREEN BIOSCIENCE

Site Option 2

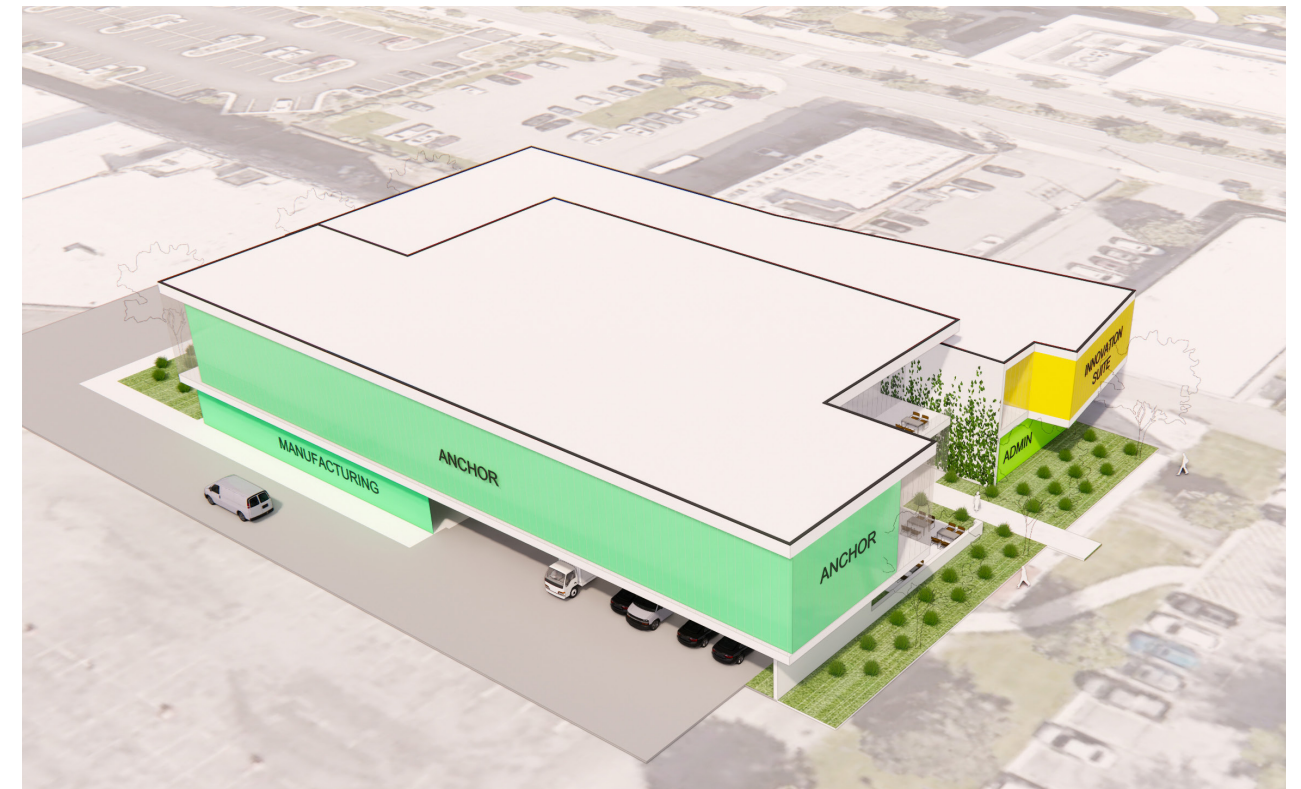


SITE 2 JENSEN BYRD

CITY OF SPOKANE - MUNICIPAL CODE

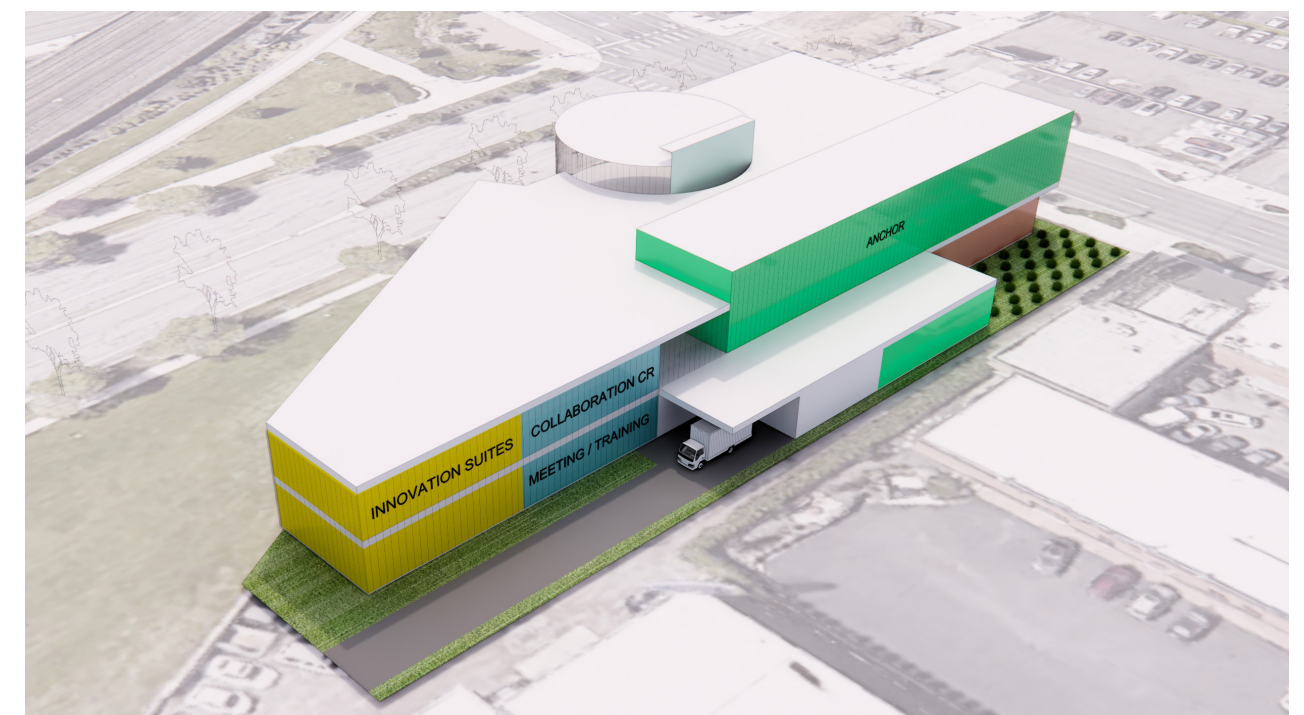
ZONE: DOWNTOWN UNIVERSITY (DTU)
 MAX HEIGHT : 12 STORIES
 SETBACKS: (10') FRONT
 (100') RIVER
 (15') PUBLIC RIGHT OF WAY

PARKING: NO PARKING REQUIRED PER
 (SMC 17C.230 - M1)



EVERGREEN BIOSCIENCE

Site Option 3



SITE 3 DIVISION & MLK JR WAY

CITY OF SPOKANE - MUNICIPAL CODE

ZONE: DOWNTOWN UNIVERSITY (DTU)
MAX HEIGHT : 12 STORIES
SETBACKS: (10') FRONT
 (100') RIVER
 (15') PUBLIC RIGHT OF WAY

PARKING: NO PARKING REQUIRED PER
 (SMC 17C.230 - M1)

EVERGREEN BIOSCIENCE

Site Option 4



SITE 4 ERIC BROWN + WSU

CITY OF SPOKANE - MUNICIPAL CODE

ZONE: DOWNTOWN UNIVERSITY (DTU)
 MAX HEIGHT : 12 STORIES
 SETBACKS: (10') FRONT
 (100') RIVER
 (15') PUBLIC RIGHT OF WAY

PARKING: NO PARKING REQUIRED PER
 (SMC 17C.230 - M1)

EVERGREEN BIOSCIENCE

Final Selection - Site 4






**EVERGREEN
BIOSCIENCE**

FIRST IMPRESSION - SCIENCE ON DISPLAY



A LIVING LABORATORY ALONG THE SPOKANE RIVER



COMPUTATION

LAB

COLLABORATION

INCUBATOR

CLUSTER COMMONS

ENTRY

ENCLOSED PARKING

SECTION



VIEW FROM MARTIN LUTHER KING WAY

APPENDIX



WE BRING OUR CLIENTS' **STORIES** TO LIFE.



VISIONING

WE BRING OUR CLIENTS' **STORIES** TO LIFE.

VISION 1.

- RAISE \$. \$30-50M RAISE. PUT IN FRONT OF VENTURE CAPITALISTS.
- 50% ANCHOR TENANT NEEDED.
- APPEAL TO FUNDERS.
- RAISE \$ FOR DESIGN.
- PROFITABLE - RESEARCH, MFR, SURVIVE AFTER GRANTS COMPLETE (SUSTAINABLE)
- BIOSCIENCE INNOVATION OCCURS.
- SUPPLY CHAIN ISSUES - PHARMA/MED DEVICES → GAPS.
 - OUR FOCUS TO FILL THOSE GAPS.
- CAP LANDSCAPE PLAN - NOT YET COMPLETE.
- ATTRACTING ATTENTION.
- CLUSTER MEMBERSHIP - (M) → (M) → (M) = SOLUTION?
- RESEARCH - NORTHWORTH/ENU/GU (M) (M) (M)
WSU/WW - HAVE GREAT RESEARCH GROUPS.
- GATHER/ORGANIZE/HELP ENTREPRENEUR → SP3NW
- HOSPITALS - EAST OF CAROLINAS TO DAKOTAS - LARGE CATCHMENT. PROVIDERS TEND TO WORK 90 MILES FROM EDUCATION. HON WSU SOM.
- NO WETLAB/BUS INCUBATOR IN REGION. 532 SF OF WET LAB ONLY.
HSSA - SFO COUNTY 1/2M OF GRANT OPPORTUNITIES COMP TO \$20-50K IN OTHER REGIONS.
- RECRUITMENT/RETENTION

2. VIABILITY OF SUPPLY CHAIN.

- CONVENER SOLVE PROBLEMS. MID-SIZE COLLAB SPACE.
 - GLASS/TRANSPARENCY - LEARN FROM THE WORK HERE.
 - K-12, MID SCHOOL/HS - VISIT, GROW THE NEXT ENTREPRENEUR GROW TALENT.
- BUS DEVELOPMENT OPPORTUNITY - INCREASE MEMBERSHIP.
- MODULAR - SMALL TO LARGE SCALE
- TRAINING SPACES - EARLY, MOCK CLEAN ROOM - GIVE EXPERIENCE TO STUDENTS.
 - WORKFORCE TRAINING - LAB TECHS, INT. JOBS TO FILL LOCAL SKILLS GAP.
- MODELS/EXAMPLES - THEY'RE SPECIFIC TO NICHE/REGIONS.
 - THE ONE UC IRVINE
 - CASONT - U. UTAH
 - COMOTION -
 - LONG ISLAND INCUBATOR
- EXPOSURE - COLLAB SPACE, MFR SPACE, HANDS ON IN MOCK CLEAN ROOM.
- PROTOTYPING LAB - NOT MAKER SPACE. HAS PROFESSIONAL IN SPACE SHOWING HOW-TO. BEYOND JUST EQUIPMENT. NEED TO HELP IDEAS COME TO FRUITION - LAUNCH PAD.
- LIGHTING CENTER IN CA - INDUSTRY & RESEARCHERS TO COME UP W/ SOLUTIONS
- LOCAL PROVIDERS MAY SPONSOR OR HAVE MEMBERSHIP - COWORK.
 - DISCONNECTED NOW.
- CREATE A NEW FRONT DOOR - INVITING

3. INCUBATOR W/ ANCHOR TENANTS & OTHER MEMBERS.
- EDUCATION, GROWTH, ENTREPRENEURS, ACADEMIC,
 - SUCCESS LOOK LIKE? LASOND CENTER SALT LAKE CITY. STUDENTS LIVE/WORK IN BLDG.
- #1 THE LOVE-UC IRVINE → IF WE WERE THE COVE OF WA, WE WOULD ATTRACT MAJOR TALENT. SHARED SPACE; CONTRACT SPACE. CULTURE OF SEMINARS; FEATURE SPEAKERS, FUNDRAISING OPPS, MENTORSHIP - INFLUENTIAL.
- TALENT DEVELOPMENT & DESTINATION. MEMBERS.
 - TRAINING.
 - IDEAS COME → ATTRACT OTHER ENTREPRENEURS.
 - GREAT PLACE TO LIVE/WORK. THRIVING BIOTECH HUBS ARE NOT GREAT TO LIVE/WORK - QUALITY OF LIFE
 - EDUCATION OPPORTUNITIES.
 - MUSICIANS - LUNCHTIME CONCERT OR 5-6 - INTEGRATE ARTS.
 - FILM FESTIVAL.
 - DESTINATION THEY WILL COME. SCIENCE THEMED.
 - TAKE ADVANTAGE OF LOCAL TALENT/SCENE.
 - SEE & BE SEEN CHANCE ENCOUNTERS.
 - EASE OF ACCESS
- YES TO JEFF'S QUESTION - TABLET FILLING/MFR - BUT THINK OF TRAINING FOR THIS. DEVELOP/FILL PRODUCTS? NO. DON'T COMPETE W/ LOCAL MFRS. EDUCATIONAL MISSION.
- ATTRACT FROM OUTSIDE REGION.
 - TALENT
 - ANCHOR TENANT/DREAM TENANT - BE LIKE → DISCUSS W/ ANDY/STAN.
 - 4-6 OF VARIOUS SIZES - 75K, 6-10K
 - (1) (5)
 - 10 PERSON OR LESS COMPANY
 - 20 PERSON CO.
 - 30 PERSON CO.

4. CONTRACT RESEARCH TENANT. DEVELOP LOCAL TALENT.
- CENTER FOR HUMAN TOXICOLOGY - UTAH. TEST ATHLETES FOR SUBSTANCES.
 - SOMETHING ASSOCIATED W/ LOCAL NEED. BUDD/SALIVA/INF. DISEASE. WOULD BE UNIQUE TO OUR AREA. PACIFIC BIO LABS? CHARLES RIVER FOR ANIMALS? CRO.
 - 75% MAX. 60% IS OPTIMAL - ANCHOR TENANTS → NEED TO FIND THOSE THAT WILL MENTOR/COLLABORATE/MENTORING/SUPPORTIVE. RESEARCH EXIST MODELS.
 - RUTGERS, PURDUE, THE LOVE, COMOTION & ACCELERATOR.
 - FROM GUENN'S RECOLLECTION.
 - HAVE A FLEXIBLE RATIO.
 - FUNDING WILL DICTATE SIZE. SITE WILL ALSO. PHASED.
 - CONTRACT RESOURCES ORG - WILL WE BUILD LABS? YES.
 - DESTINATION - HUB.
 - UNDERSERVED - HELP RURAL DEVELOPMENT - TELEMEDICINE. COLLABORATION, DEI, ETC.
 - LONG ISLAND INCUBATOR - EVOLVED OVER THE YEARS.
 - RESEARCH INCUBATORS IN OREGON. OREGON BIO SCIENCE INCUBATOR (OBI) NO MAJOR ANCHORS. BIKE PATH, BUS, TRAIN, RIVER, WALK PATH. NICE BUT NOT MODEL. MAYBE 25% OF BLDG.
 - ACADEMIC UMBRELLA? THIS WILL SERVE AN ACADEMIC FUNCTION & INDUSTRY LEAD. PORTLAND STATE MIGHT BE A MODEL TO REVIEW.
 - LIHTI.NET
 - CAPITAL PARTNERS - ONE STOP SHOP. ADMINISTRATIVE COMPONENT. EVERGREEN BIO STAFF WILL RUN THIS BLDG. FULL TIME FTE - 5? FOR FIRST 5 YRS.

- 5.
- CONFIDENTIAL, TRANSPARENT, MODULAR, CONFERENCING
 - MODULAR BUT THEIR OWN FOR CLEAN ROOM
 - EVENT/TRAINING SPACE - CMSI; SIM TO MOBIUS
 - EXPERIMENTS, TRAINING, ETC.
 - 3 FLOORS BUT WOULD CREATE SEGMENTS? BUT PROXIMITY/STACK CAN PROMOTE CLOSENESS.

STAGE/PRESENTATION.

TRAINING - IN ANCHOR OR OUT IN SPACE?

- CASUAL/SOCIAL YET PROTECT INTELLECTUAL PROPERTY.

- BALANCE. SAFETY/DATA SECURITY.

CREATION OF COMMUNITY

- WHAT DRAINS PEOPLE IN? SCIENCE MURALS. SPEAKS TO SCIENCE. LOCAL EXPRESSION.

- ANCHOR TENANTS GRADUATE, GET ACQUIRED/GO PUBLIC & MOVE OUT - GET TOO BIG FOR THIS BLDG.

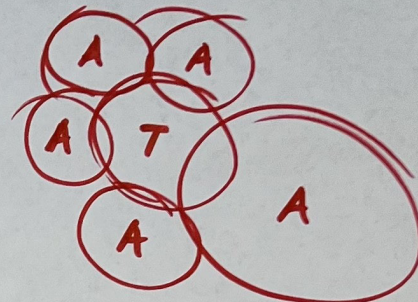
- BROADCASTING SUCCESSSES - PERSON THAT IS HELPING & PROBLEM SOLVED - NOT THE DEVICE. DISPLAY ACHIEVEMENTS.

- RECRUITMENT TOUR.

- DRAW PEOPLE OUT - INTERMINGLE. LUNCH/BREAKS/EVENTS/MEETINGS/PRESENTATIONS/ETC.

- EVENTS - 100-120 PERSON, CATERED, START W/ MIXER, LEARNING, PRESENTATION, NETWORKING.

- OR E/W EVENT JUNE 13-14 -



6. LECTURE/SEMINAR - SIMILAR TO CONU. CENTER.

- FLEXIBLE VS SPECIFIC - BALANCE.

- BUS LOAD - 40 KIDS. RULES/SIT SOMEWHERE. TILLAMECK - WALK THROUGH. THEN HANDS ON. THEN SEMINAR. TYPE OF EXCHANGE W/ ENTREPRENEURS.

- ACADEMIC -

- EASY TRANSITION/FLOW.

- MORE THAN 1 EVENT SIMULTANEOUSLY.

- A/V - FLEX. AUDITORIUM. STAGE/RAISED SEATING SIM TO ALMIRA. ↳ MICROSOFT SPACE - 200? 300? ACOUSTICS.

- REVERSE PITCH COMPETITION.

- CENTRAL CONGREGATION AREA. ↳ RENT SPACE? LIKE ELEVATED OPTION.

- ANCHOR TENANT (AT)

- LOADING DOCK

- ADMIN OFFICES SPEC. TO AT. W/ MTG ROOMS.

- POWER, HVAC, CLEAN ROOM, WET LABS, LOCKERS, EYE WASH,

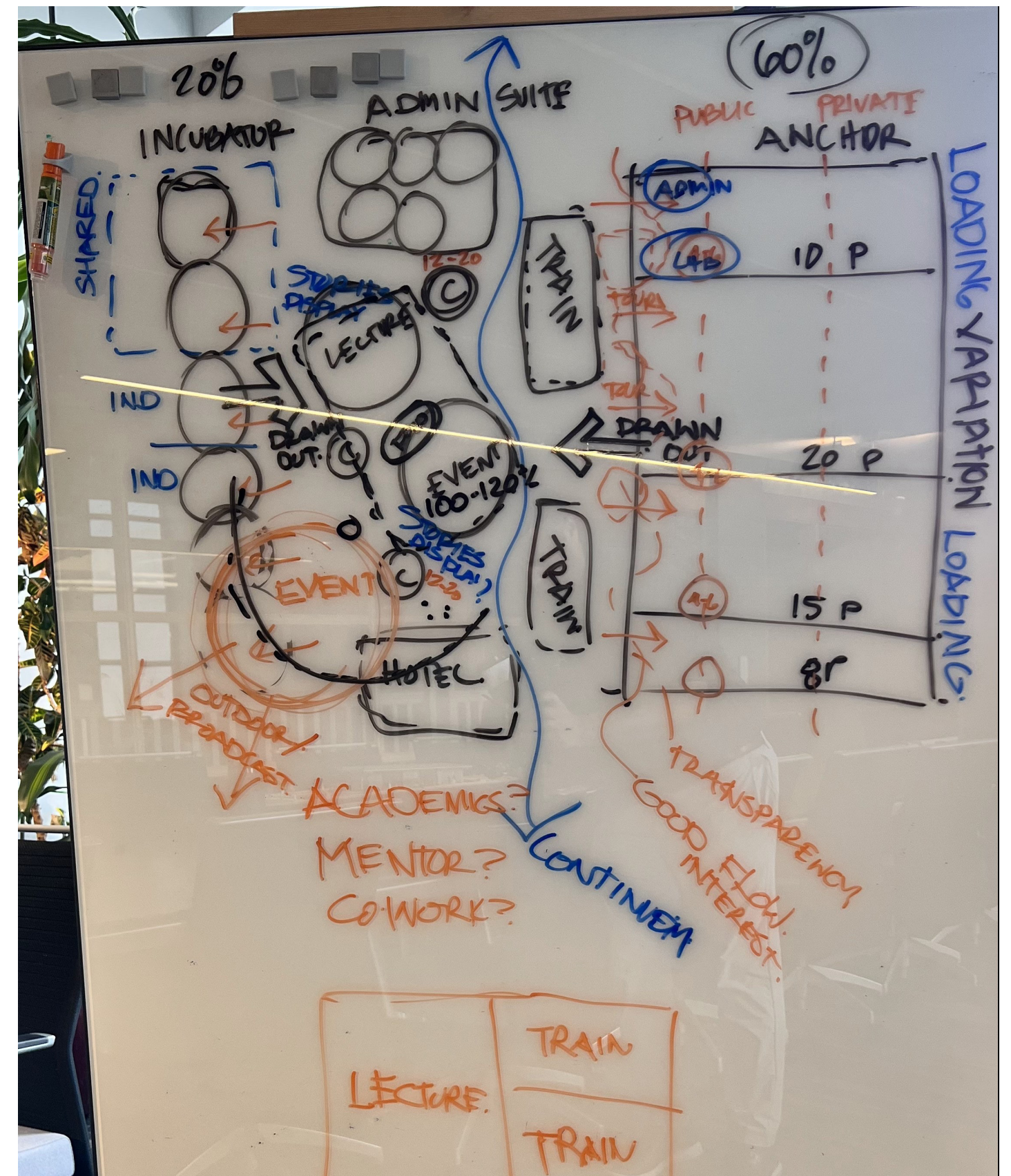
- VISITORS - COME FROM CENTER. ↳ MFR X2 EXPOSURE.

- TRANSPARENCY W/ OPTION TO FROST GLASS.

- INCUBATOR - DESK WORK SPACE. MORE GENERALIZED. HOOD, POWER, HVAC, SAFETY CAB, BENCH, ETC. THEY MOVE IN/OUT OFTEN.

- ↳ PHONE BOOTHS/SMAALL GROUP WORK. 4-5 BAY WET LABS.

7. CAREFUL ABOUT PRIVACY. PROTECT I.P.
- 4-5 MODULE SPACES. 100-200 SF TO 1650 SF / 5 MOD.
 - SMALL, INDEPENDENT NET LABS.
 - ACCOMMODATE BOTH COLLAB & PRIVATE.
 - DESIGN IN A BOX - T.I. PROJECTS.
-
- SITE SELECTION:
- GENERALLY DESIRED IN U-DISTRICT. BUT VALLEY OR AIRWAY HEIGHTS MAY ALLOW FOR LARGER SCALE PARCELS.
 - CATALYST - ADJACENT.
 - BETWEEN WSU/AIRPORT? WSU/U OF IDAHO? (BUSINESS PARK)
 - SHIPPING - AIR, TRAIN, TRUCK?
 - U DISTRICT IS PREFERRED DUE TO PROXIMITY TO ACADEMIC/ SOMED.
 - 120 N PINE - LAND ADJACENT.
 - FUTURE - TECH HUB. 20 IN COUNTRY, \$500M FUNDING EACH.





LABS

WE BRING OUR CLIENTS' [STORIES](#) TO LIFE.

INCUBATOR/ ANCHOR TENANTS/ LABS

FFE Itemized List

Description	Tag	Location	DIMENSIONS			PROCUREMENT		Manufacturer	Model #	Detail	Cost /EA	Total Qty	Cost Total	=Lead Time	Future Purchase?
			Width	Depth	Height	By Selected	By Installed								
EQUIPMENT (includes contingency/escalation, shipping, spare parts, installation, certification, seismic, UL Certification, etc)															
Biosafety Cabinets		Various Labs	54.3"	31.2"	61.7"			Labconco	Class II A2	4' REDISHIP Purifier® Logic®+ Class II A2 Biosafety Cabinets, Labconco®, 115 V, 60 Hz, 12A. BSCs recirculate to the laboratory. 3rd floor has 21 BSCs/4th floor has 1 BSC.	\$22,900	22	\$503,800	1M	Partial
Fume Hood		Various Labs	48.0"	31.7"	59"			Labconco	Labconco Cat# 100400000,	Labconco 100400000, 4' Protector Premier Laboratory Hood with Cabinets, 115 V, 60 Hz, 10A. Includes standard storage cabinet under hood and exhaust blower. Ducting included. Blower is 115V/60 Hz/4.4 amps. 3rd floor has 14/4th floor has 37 fume hoods.	\$22,787	51	\$1,162,150	2-3M	Partial
CCA System (Min. Class 2 Air)		Area 3.6 Water Treatment Room	9'	27'				Gardner Denver	ES20D 60MPS	Scroll Oil Free Compressor, 20HP/50CFM@125PSI (\$35k) Zek Desiccant Air Dryer, -40C Dewpoint (\$6k) 200gal Accumulation Tank, Filters.(\$5.7k)	\$58,205	1	\$58,205	5M	no, shared use
Glassware Washer		Various Labs, Loading Dock?	24.1"	27.7"	32.1"			Labconco	Labconco Cat# 411001000,	FlaskScrubber® Glassware Washers, Labconco® 115 V, 50/60 Hz, 16 A, Undercounter Various Accessories	\$23,865	1	\$23,865	2-3M	
Water Treatment for Laboratory		Area 3.6 Water Treatment Room	80"	35"	64"			Culligan	Culligan PN #01037472	500 GPD G Series RO/DI with Modbus and PE Carbon 115-120 VAC, 60Hz, 25 Amps Nominal Process Quality: >5 Megohms 250 Gallon Tank, #01037486, 30"Ø x 89"T PVDF or PTFE Teflon distribution system piping	\$78,000	1	\$78,000	2-3M	no, shared use
Diesel Generator Back Up Power		Outdoor Skid	155"	54"	106"			Generac	SD200 TX Series Transfer Switch	Generac, 8.7L, 200 kW. Ind Diesel Generator Set and Control Panel, 153 Gallon Tank, Transfer Switch - TX Series Backup power for BSCs, Fume Hoods & Blowers, Refrigerators, Freezers, Building Automation, Misc Bench Outlets.	\$97,700	1	\$97,700	10M	no, shared use
Refrigerator (Double Glass Door, Upright)		Area 3.4 Shared Freezer Area	56.5"	38"	78.5"			THERMO FISHER Ref	TSX5005GA	51.1 cu ft cu ft Refrigerator Capacity, Glass Double Door 3° to 7°C, 115V/60hz/15amp	\$21,645	1	\$21,645	1M	no, shared use
Refrigerator (Undercounter)		Area 3.4 Shared Freezer Area	26"	23"	31"			THERMO FISHER Ref	TSX505SA	5.5 cu ft cu ft Refrigerator Capacity, Auto, 115V/60hz/10amp 3° to 7°C	\$11,515	1	\$11,515	1M	no, shared use
Ultra Low Freezer (Single Door, Upright)		Area 3.4 Shared Freezer Area	23"	38.5"	78"			THERMO FISHER Freezer	TDE40086FARK	14.9 cu ft cu ft Freezer Capacity, -50° to -86°C 115V/60hz/20amp	\$31,690	1	\$31,690	1M	no, shared use
Freezer (Undercounter)		Area 3.4 Shared Freezer Area	23.7"	24.5"	33.2"			American Biotech Supply	PH-ABT-HC-UCBI-0420A-LH	4.2 cu ft cu ft Freezer Capacity, Auto, -15° to -25°C 115V/60hz/10amp	\$4,468	1	\$4,468	1M	no, shared use
ExactMark		Area 3.8 Precision Mfg Area 760ft² Total	10'	8'	10' min.			Coherent	ExactMark230	Precision Marking of Metals, 1 application is medical device UDI, 480V, 3ph, XXamp/phase transformer is approximately \$6,800. CCA - 87psi/XXL/min, air cooled, vented	\$130,000-\$220,000	1	\$0	7M	Yes
ExactCut		Area 3.8 Precision Mfg Area 760ft² Total	10'	8'	10' min.			Coherent	ExactCut 230	Precision Welding/Cutting of metals, 480V, 3ph, 32amp/phase CCA - 65L/min, N2 - 150-165l/min@230PSI, air cooled, vented	\$180,000-\$260,000	1	\$0	10M	Yes
Decontamination Autoclave		Area 3.2d Loading Dock/Receiving/Storage Room	29"	41"	65"			Priorclave	150 Liter Front Loading Steam Autoclave	Up to 277°F, 32 psi (136°C, 2.2 Bar) Chamber: 19.5"Ø, 29.1" deep 220-240V, 60 Hz, 3pH, 30 amps/phase, 3/4" water supply line/min 36.3 psi, drain required	\$66,235	1	\$66,235	7-10M	no, shared use
Ice Machine															no, shared use
Building Automation System		Mechanical Room	48"	30"	36"			Lighthouse Worldwide Solutions		Price includes the following instruments: 1.Refrigerator temperature monitoring – 30 units (2-8°C) 2.Freezer temperature monitoring – 16(-80°C) and 16(-20°C) 3.Cleanroom, ΔP – 5 sites to monitor, Temperature – 3 sites to monitor 4. Laboratories to corridor – 30 ΔP sites to monitor. 5.Clean Compressed Air Pressure – 125PSI, 1 site. 6.Nitrogen Pressure - 140psi, 1 site 7.ISO5 particle count monitoring – 3 sites total (in biosafety cabinets). 8.Room particle counts for 1 (10' x 15') ISO7 room 9.Wastewater Monitoring – one site for pH. 10.Monitor the controller on water skid for any alarms, likely just a dry closure. 11.At least 33% more I/O for future expansion. Price includes hardware, software, installation, validation and wiring.	\$468,477	1	\$468,477		no, shared use

\$2,527,751
 Taxes \$219,914
EQUIPMENT TOTALS \$2,747,665

MEETING WITH COHERENT

Laser Machines for:
Drilling, Cutting, Welding, Engraving, Marking, Multi-Axis CNC utilized for
medical device manufacturing of catheter shafts, stents, hypotubes, etc.

PRECISION MANUFACTURING SYSTEMS

StarCut Tube



ExactCut & Micromachining



Configured Systems



Automated Tube Marking

EasyMark



ExactMark



ExactWeld



CNC Select



Catheter Processing



SUMMARY OF FINDINGS

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DUE DILIGENCE

Brown East Property



We bring our clients' stories to life.



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March 16, 2023

Brown Properties – East Front Avenue Property
690 E Front Avenue
Spokane, Washington 99202

Executive Summary

Goal

Review applicable codes to understand the maximum area and height of a building allowed on the property at the address listed above, with consideration of the shoreline requirements, the Downtown - University Zoning District, parking requirements, etc.

Summary of Findings

Depending on the distance from the Ordinary High-Water Mark (OHWM), three methods are available to follow: "40' Office Building"; "55' Office Building"; "Skinny Tower".

Building Heights

- 40' Office Building: If located 75'-100' from OHWM, building can be 40' tall.
- 55' Office Building: If located 100'+ from OHWM, building can be 55' tall.
- Skinny Tower: If located 100'+ from OHWM, base can be 55' tall with a "Skinny Tower" up to 150' tall.

Building Stories and Areas

- 40' Office Building: Up to 3 stories at ±20,000 SF per story; totals ±60,000 SF.
- 55' Office Building: Up to 4 stories at ±18,000 SF per story; totals ±72,000 SF.
- Skinny Tower: Up to 12 stories total. The base could be 4 stories at ±18,000 SF and the tower could be up to 8 stories at ± 7,000 SF; totals ±128,000 SF.

Type of Construction

- 40' Office Building: Type IIB - Sprinklered
- 55' Office Building: Type IIB - Sprinklered
- Skinny Tower: Varies depending on the height and building use, but more stringent than Type IIB.

Assumptions

- For any of the proposed options, the power lines that traverse the site will need to be relocated/buried.
- No parking is required to be provided, however, if desired, areas above will be modified accordingly. If residential units provided in the tower option, it is recommended that 1 stall per unit be provided.

PRINCIPALS: Rustin L. Hall, AIA Ken J. Murphy, AIA, LEED AP Indy S. Dehal, AIA Troy H. Bishop Kim A. Phelps, AIA

40' Office Building: Total Area 60,000 SF



55' Office Building: Total Area 72,000 SF



150' Skinny Tower: Total Area 128,000 SF



Attachments:

- Site Plans & Building Perspectives
- Drone Photos (360° photos are available)
- Max Parking Layouts (Need to be adjusted for at grade building/lobby/circulation)
- Initial Code Analysis
- Portions of Spokane Municipal Code
 - Downtown Development Standards
 - Shoreline Development Standards
 - Parking Requirements
- Portions of 2018 IBC
 - Massing Requirements
- Downtown Zone Primary Uses
- Reference Maps
 - Downtown Parking Requirement Map
 - Land Use Maps
 - Spokane Zoning Map
 - Shoreline Buffer Map
 - Shoreline Districts Map
- 2021 Spokane Downtown Plan (Not Attached, Available Upon Request)

DUE DILIGENCE

Brown East Property



OFFICE BUILDING - OPTION 1:
 BUILDING HEIGHT: 40'-0" max
 BUILDING AREA: ±60,000 SF
 STORIES: (3) STORIES
 SHORELINE SETBACK: 75'-100'

ASSUMPTIONS:

- LOT SIZE/SHAPE AS DESCRIBED BY COUNTY ACCESSORS
- POWER LINES TO BE RELOCATED
- NO ADDITIONAL EASEMENT FOR BEN BURR TRAIL
- NO PARKING REQUIRED, PER DOWNTOWN DISTRICT MAP

DUE DILIGENCE

Brown East Property



OFFICE BUILDING - OPTION 1:
BUILDING HEIGHT: 40'-0" max
BUILDING AREA: ±60,000 SF
STORIES: (3) STORIES
SHORELINE SETBACK: 75'-100'

ASSUMPTIONS:

- LOT SIZE/SHAPE AS DESCRIBED BY COUNTY ACCESSORS
- POWER LINES TO BE RELOCATED
- NO ADDITIONAL EASEMENT FOR BEN BURR TRAIL.
- NO PARKING REQUIRED, PER DOWNTOWN DISTRICT MAP

DUE DILIGENCE

Brown East Property



OFFICE BUILDING - OPTION 2:
 BUILDING HEIGHT: 55'-0" max
 BUILDING AREA: ±72,000 SF
 STORIES: (4) STORIES
 SHORELINE SETBACK: >100'

ASSUMPTIONS:

- LOT SIZE/SHAPE AS DESCRIBED BY COUNTY ACCESSORS
- POWER LINES TO BE RELOCATED
- NO ADDITIONAL EASEMENT FOR BEN BURR TRAIL.
- NO PARKING REQUIRED, PER DOWNTOWN DISTRICT MAP

DUE DILIGENCE

Brown East Property



OFFICE BUILDING - OPTION 2:
BUILDING HEIGHT: 55'-0" max
BUILDING AREA: ±72,000 SF
STORIES: (4) STORIES
SHORELINE SETBACK: >100'

ASSUMPTIONS:

- LOT SIZE/SHAPE AS DESCRIBED BY COUNTY ACCESSORS
- POWER LINES TO BE RELOCATED
- NO ADDITIONAL EASEMENT FOR BEN BURR TRAIL.
- NO PARKING REQUIRED, PER DOWNTOWN DISTRICT MAP

DUE DILIGENCE

Brown East Property



SKINNY TOWER:
 BUILDING HEIGHT: 55'-0" BASE WITH 150' TOWER
 BUILDING AREA: ±128,000 SF
 STORIES: (4) + (8) STORIES
 SHORELINE SETBACK: >100'

ASSUMPTIONS:
 • LOT SIZE/SHAPE AS DESCRIBED BY COUNTY ACCESSORS
 • POWER LINES TO BE RELOCATED
 • NO ADDITIONAL EASEMENT FOR BEN BURR TRAIL.
 • NO PARKING REQUIRED, PER DOWNTOWN DISTRICT MAP

DUE DILIGENCE

Brown East Property



SKINNY TOWER:
BUILDING HEIGHT: 55'-0" BASE WITH
150' TOWER
BUILDING AREA: ±128,000 SF
STORIES: (4) + (8) STORIES
SHORELINE SETBACK: >100'

ASSUMPTIONS:
•LOT SIZE/SHAPE AS DESCRIBED BY
COUNTY ACCESSORS
•POWER LINES TO BE RELOCATED
•NO ADDITIONAL EASEMENT FOR
BEN BURR TRAIL.
•NO PARKING REQUIRED, PER
DOWNTOWN DISTRICT MAP

DUE DILIGENCE

Brown East Property



DRONE PHOTO - 20' ELEVATION

DUE DILIGENCE

Brown East Property



DRONE PHOTO - 32' ELEVATION

DUE DILIGENCE

Brown East Property



DRONE PHOTO - 32' ELEVATION

DUE DILIGENCE

Brown East Property



DRONE PHOTO - 44' ELEVATION

DUE DILIGENCE

Brown East Property



DRONE PHOTO - 44' ELEVATION

DUE DILIGENCE

Brown East Property



DRONE PHOTO - 68' ELEVATION

DUE DILIGENCE

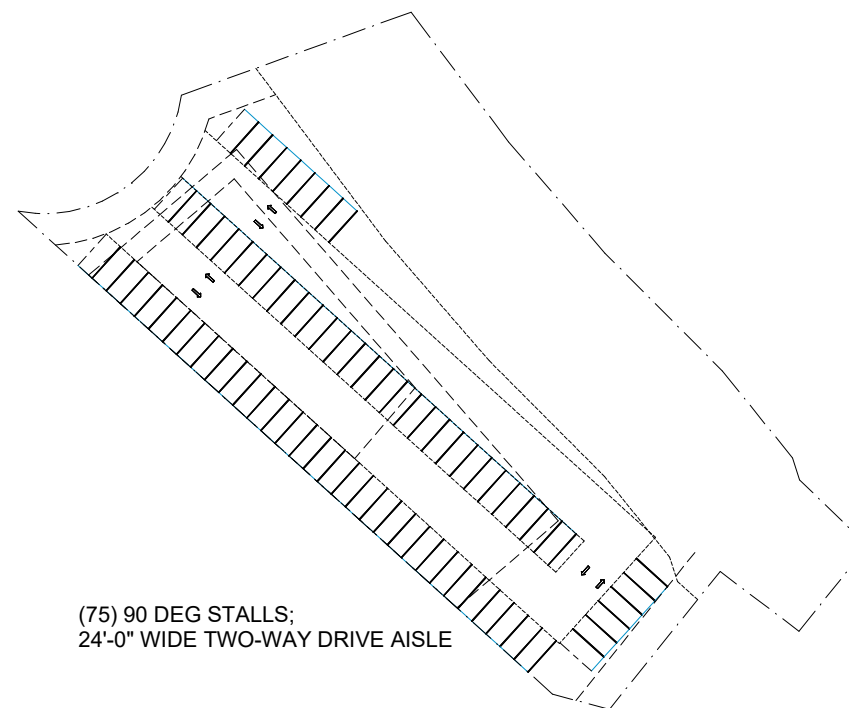
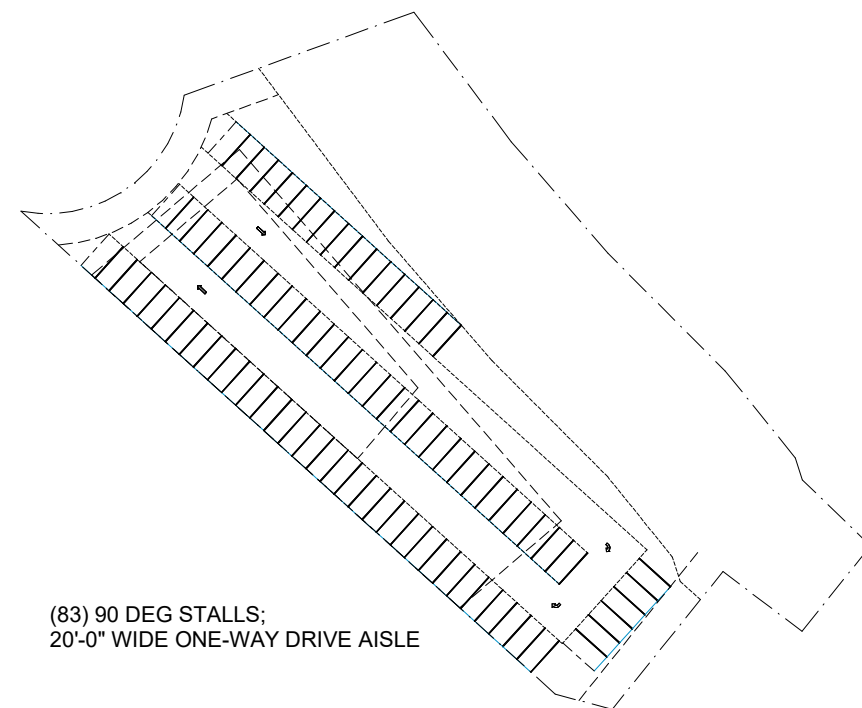
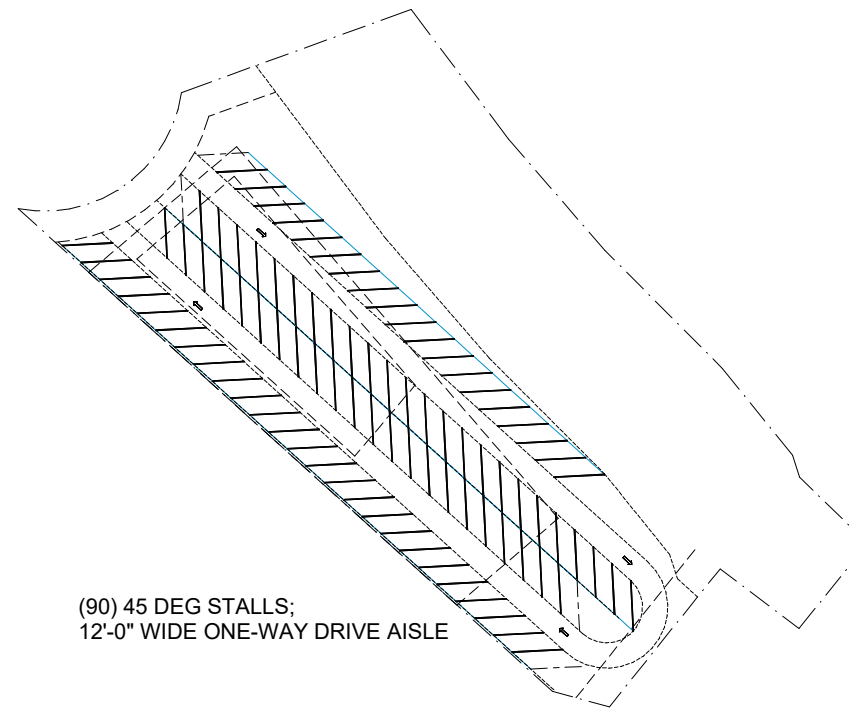
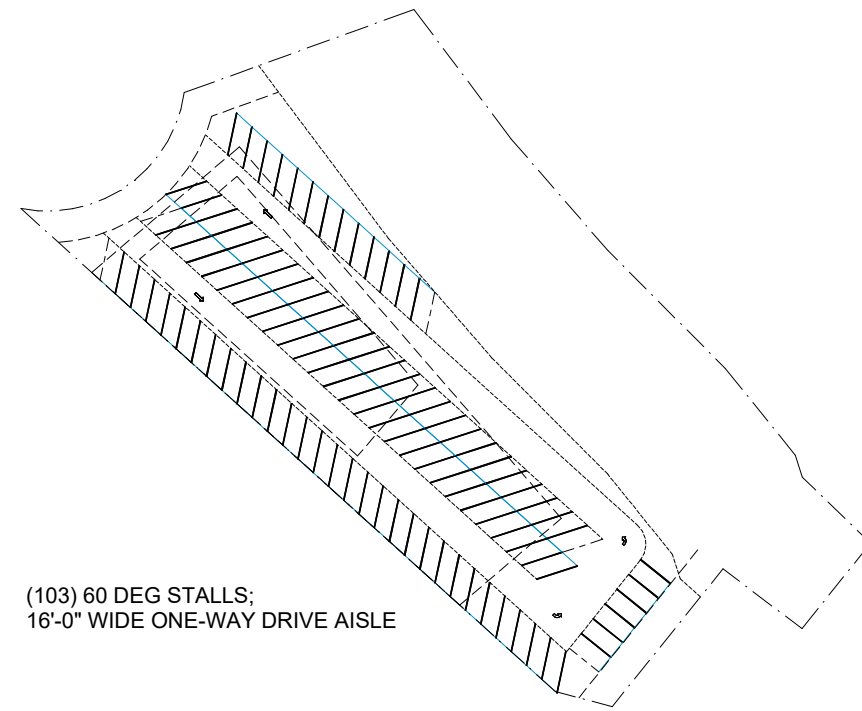
Brown East Property



DRONE PHOTO - 68' ELEVATION

DUE DILIGENCE

Brown East Property



PARKING STUDIES
TO BE ADJUSTED TO INCLUDE GROUND LEVEL BUILDING/LOBBY/CIRCULATION AS NEEDED.

DUE DILIGENCE

Brown East Property



Brown Properties - Front Avenue Property
 Initial Code Analysis
 Project Address: 690 E Front Ave
 Spokane, WA 99202

Applicable Building Codes	With Washington Administrative Code 2018 International Existing Building Code 2018 Washington State Energy Code 2018 International Fire Code 2018 International Fuel Gas Code 2018 International Mechanical Code 2018 International Swimming Pool and Spa Code 2018 Uniform Plumbing Code ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities
Authority Having Jurisdiction	Spokane Building & Planning Department Public Works Department Fire Department
Zoning Requirements	Spokane Zoning Classification, Planned Mix Use & Public Use Shoreline Requirements

Site Parcel Number	Address	Zoning
35174.0617	690 E Front Ave Spokane, WA 99202	Planned Mix Use & Public Use

Project Description	
Construction of an office building on vacant, river front lot.	
Accessor Information	
Lot Size	1.40 acres per Accessor (±27,195 SF per title company)
Zoning	DTU – Downtown University Zone
Land-use Plan	Downtown, Commercial
Historic District	Not in Historic District
FEMA Flood Zone	100 Year
Project Summary – Office Building	
Occupancy Classification: Use	B: General Office
Construction Type	Type IIB, Sprinklered
Allowable Area (2018 IBC)	276,000 SF = (4) Stories @ 69,000 SF per story
Buildable Area	±26,815 SF (Need to verify any additional easements, i.e. powerlines.)
SMC Floor to Area Ratio	365,904 SF calculated with accessor area 163,170 SF calculated with title company area
Number of Stories	(2)-UL stories above grade, per IBC (12) stories above grade, per Table 17C.124-2 Section 17C.124.210 See shoreline requirements for additional restrictions
Building Height	75' (2018 IBC); See shoreline height restrictions.

Spokane Municipal Code – Title 17C Land Use Standards

Section 17C.124.030 – Characteristics of Downtown Zones

Downtown University (DTU): The downtown university zone encourages a wide range of uses that support the ongoing development of an urban inner-city university. A pedestrian friendly and safe urban environment is encouraged along with a wide range of residential, office, retail, and other supporting commercial uses.

Section 17C.124.035 Characteristics of Downtown Complete Street Designations

MLK Jr. Way: Type II – Community Connector. – Type II streets move traffic and pedestrians into and around downtown. These streets provide some of the major pedestrian connection to surrounding neighborhoods and districts.

Front Avenue: Type IV – Neighborhood Streets. – Type IV streets carry little through traffic and tend to have less commercial activity than the other types of complete streets. These tend to have generous sidewalks, landscaping, and street trees. All downtown streets will meet Type IV criteria to a minimum.

Section 17C.124.100 Downtown Zones Primary Uses

See Table 17C.124-1 for Permitted, Limited, Conditional, and Non-Permitted Uses saved here: <\\fs03\projects\2-Marketing\2023 Projects\2023-M019 Brown Front Ave Property\Code & Reference Info\Table 17C.124-1 Downtown Zone Primary Uses.pdf>

Permitted Uses include (but not limited to): Office, Major Event Entertainment, Basic Utilities, Colleges, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools.

Limited Uses include (but not limited to): Commercial Parking, Drive-through Facilities, Retail Sales & Service, Mini Storage, Vehicle Repair.

Refer to **Section 17C.124.110 Limited Use Standards** for more information on Limited Uses.

Section 17C.124.210 Floor to Area Ratio

FAR Standard – The floor area ratios are stated in Table 17C.124-2. To determine the allowed gross floor area of all structures allowed on a site, the FAR in the Table 17C.124-2 below is multiplied by the area of the lot. The following are excluded from FAR calculations:

1. Floor area dedicated to parking.
2. Elevators, staircases, escalators, and mechanical spaces.
3. Exterior decks, porches, and arcades open to the air.
4. Floor area dedicated to public amenities.

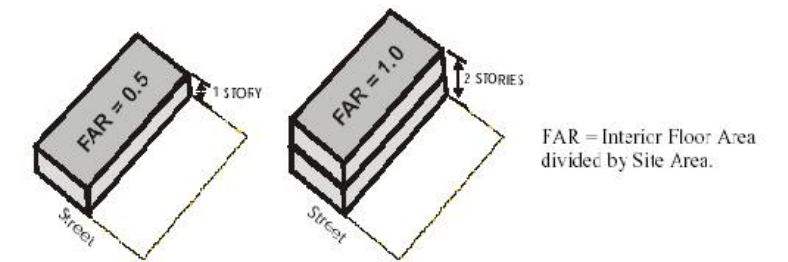


Table 17C.124-2 Development Standards [1]

Standard	DTU (Downtown University)
Maximum FAR [2]	6
Maximum height [3]	12 Stories [3]
Minimum setback from street lot line [4]	0 ft. Structure setbacks measured from lot line.
Minimum setback from R-zoned lots	10 ft. Structure setbacks measured from lot line.
Minimum setback from lot lines	0 ft. Structure setbacks measured from lot line.
Minimum front lot line	10 ft.
Landscaping required	See Section 17C.200 SMC, Landscaping & Screening
Parking required	See Section 17C.230 SMC, Parking and Loading,

Notes:
 [1] Plan district or overlay zone standards may supersede these standards.
 [2] The FAR limits apply to non-residential development. There is no FAR limit for residential uses under the maximum height limit.
 [3] These standards apply within downtown zones that do not have a specific height specified on the zoning map. Additional height, massing, and bonus height standards are found within SMC 17C.124.220, Height and Massing.
 [4] These standards may be superseded by the required minimum sidewalk width. See SMC 17C.124.230. No permanent encroachments into the right-of-way are allowed at ground level.

Section 17C.124.220 Height & Massing

Height and Massing Standards – The height and massing standards for all structures are stated in Table 17C.124-2 and as shown on the zoning map. Bonus height may be allowed as defined in SMC 17C.124.220(E).

Section 17E.060.740 Structure Height and Bulk

Height increases shall not be allowed within the shoreline jurisdiction through any other City regulation that may allow for an increase to the allowed structure height.

DUE DILIGENCE

Brown East Property

Shoreline Requirements

Chapter 17E.060 Shoreline Regulations

Public Access:

Shoreline Environmental Designation (see map)	Limited Urban Environment
Shoreline Buffer (see map)	75 feet
Shoreline District (see map)	Campus / U-District

TABLE 17E.060-5 DEVELOPMENT STANDARDS [1]	
Shoreline District Dimensional Standards Campus (Alternatives)	
Shoreline Buffer	See Shoreline Buffers Map and SMC 17E.060.720
Structure Setback from Shoreline Buffer [2]	15 feet [2]
Visual Access Setback [5]	15 feet [3]
Maximum Width of All Structures Parallel to OHWM	70% of the width of the site generally running parallel to the OHWM [4][5]
Maximum Lot Coverage	70%[4]
Tall Building Design Standards	Buildings over 55 feet in height also follow SMC 17C.250.030 and SMC 17C.250.040
Maximum Structure Height by Shoreline District [6][7]	
Distance from OHWM	
0 feet - 75 feet	30 feet
75 feet - 100 feet	40 feet
100 feet -200 feet	Alternative 1 = 55 feet Alternative 2 = 55 feet base with a Skinny Tower - 150 feet total height (See Shoreline Tall Building Standards for Alternative 2)
Public Access Pathway Width	
Public Access Pathway Width	Minimum of 10 feet[8]

Notes:

- [1] Within the shoreline districts, the most restrictive development standards of both the underlying zone and the shoreline district apply.
- [2] See the shoreline buffers map to determine the buffer width within the shoreline jurisdiction.
- [3] Buildings shall be set back at least fifteen feet from property lines adjacent to public rights-of-way that intersect the shoreline district. This does not apply to structures below grade.
- [4] See SMC 17E.060.770 for exceptions.
- [5] See SMC 17E.060.800 for pedestrian views and access for large buildings over three hundred feet.
- [6] No structures are allowed within the shoreline buffer and structure setback.
- [7] No structure shall exceed thirty-five feet above average grade level within the shoreline jurisdiction that will obstruct the view of a substantial number of residences on or adjoining such shorelines except where the SMP or underlying zoning does not prohibit such development and only when overriding considerations of the public interest will be served. See SMC 17E.060.290(Y), Physical and Visual Public Access.
- [8] Public access pathways within a shoreline buffer shall not exceed ten feet in width.

Section 17E.060.750 Shoreline Tall Building Standards

The following standards shall apply to buildings and structures over 55'-0" tall.

1. Upper Story Setback – All floors above fifty-five feet shall be set back from all street lot lines and property lines a minimum of twenty feet.
2. Maximum Floor Area per Floor – All floors above fifty-five feet shall have a maximum floor area of ten thousand square feet. The floor area shall be measured from the inside face of the outside wall.
3. Setback for Upper Floors from River Facing Lower Story Facades – River facing facades of all floors above fifty-five feet shall be set back a minimum of ten feet from all floors below fifty-five feet.
4. Maximum Tower Dimension and Tower Orientation for Floors Above Fifty-five Feet – All floors above fifty-five feet shall have a maximum diagonal plan dimension of one hundred forty-five feet.

Parking Requirements

Section 17C.230.110 Minimum Required Parking Spaces

Minimum Number of Parking Spaces Required.

- The minimum number of parking spaces for all zones is stated in Table 17C.230-1. Table 17C.230-2 states the required number of spaces for use categories. The standards of Table 17C.230-1 and Table 17C.230-2 apply unless specifically superseded by other portions of the city code.
- Joint Use Parking - Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times.
- Bicycle parking may substitute for up to ten percent of required parking. For every five nonrequired bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement is reduced by one space.
- Carpool Parking. For office, industrial, and institutional uses where there are more than twenty parking spaces on the site, Five spaces or five percent of the parking spaces on site, whichever is less, must be reserved for carpool use before nine a.m. on weekdays. More spaces may be reserved, but they are not required.

TABLE 17C.230-1 (Section 17C.230.120) PARKING SPACES BY ZONE [1] (Refer to Table 17C.230-2 for Parking Spaces Standards by Use)		
ZONE	SPECIFIC USES	REQUIREMENT
Downtown [2]	All Land Uses	See the Downtown Parking Requirement Map 17C.230-M1 to determine if parking is required. Minimum ratio for areas shown on the map that require parking is 1 stall per 1,000 gross square feet of floor area or a minimum of 1 stall per dwelling unit, whichever is less. Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.

TABLE 17C.230-2 (Section 17C.230.130) PARKING SPACES BY USE [1] (Refer to Table 17C.230-1 for Parking Space Standards by Zone)			
Use Categories	Specific Uses	Minimum Parking	Maximum Parking
Office	General Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
	Medical/Dental Office	1 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area

Section 17C.230.300 Loading

Building Uses Include	# of Loading Spaces Required for Amount of Each Use
Less than twenty thousand square feet of non-residential use	0
Twenty thousand square feet to fifty thousand square feet of non-residential floor area	1
More than fifty thousand square feet of non-residential floor area	2

2018 IBC – Massing Requirements

Chapter 5 – General Building Heights and Areas

Section 504 – General Height and Area Limitations

Allowable Heights and Stories Above Grade for B Occupancy Classification (See IBC Tables 504.3 & 504.4)									
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS
Height	UL/UL	180/160	85/65	75/55	85/65	75/55	85/65	70/50	60/40
Stories	UL/UL	(12)/(11)	(6)/(5)	(4)/(3)	(6)/(5)	(4)/(3)	(6)/(5)	(4)/(3)	(3)/(2)

Section 506 – Building Area

Allowable Building Areas for B Occupancy Classification (See IBC Table 506.2)

	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS	S/NS
NS	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
S1	UL	UL	150,000	92,000	114,000	76,000	144,000	72,000	36,000
SM	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000

Additional area is available with frontage increases per Section 506.2.3 Single occupancy, multistory buildings, per Equation 5-2 in conjunction with Equation 5-5.

Section 508.1 –General – requires each portion of a building be individually classified in accordance with Section 302.1

Section 508.3 Nonseparated Occupancies - Buildings that comply with the provisions of this section shall be considered nonseparated occupancies.

Section 508.3.1 Occupancy Classification - requires that nonseparated occupancies be classified per Section 302.1 with the most restrictive requirements of chapter 9 that apply to the nonseparated occupancy shall apply to the total nonseparated area.

Section 508.3.2 The allowable building area and height - of the building shall be based on the most restrictive allowances of the occupancy classifications in the building.

Section 508.3.3 Separation - No separation is required between nonseparated occupancies.

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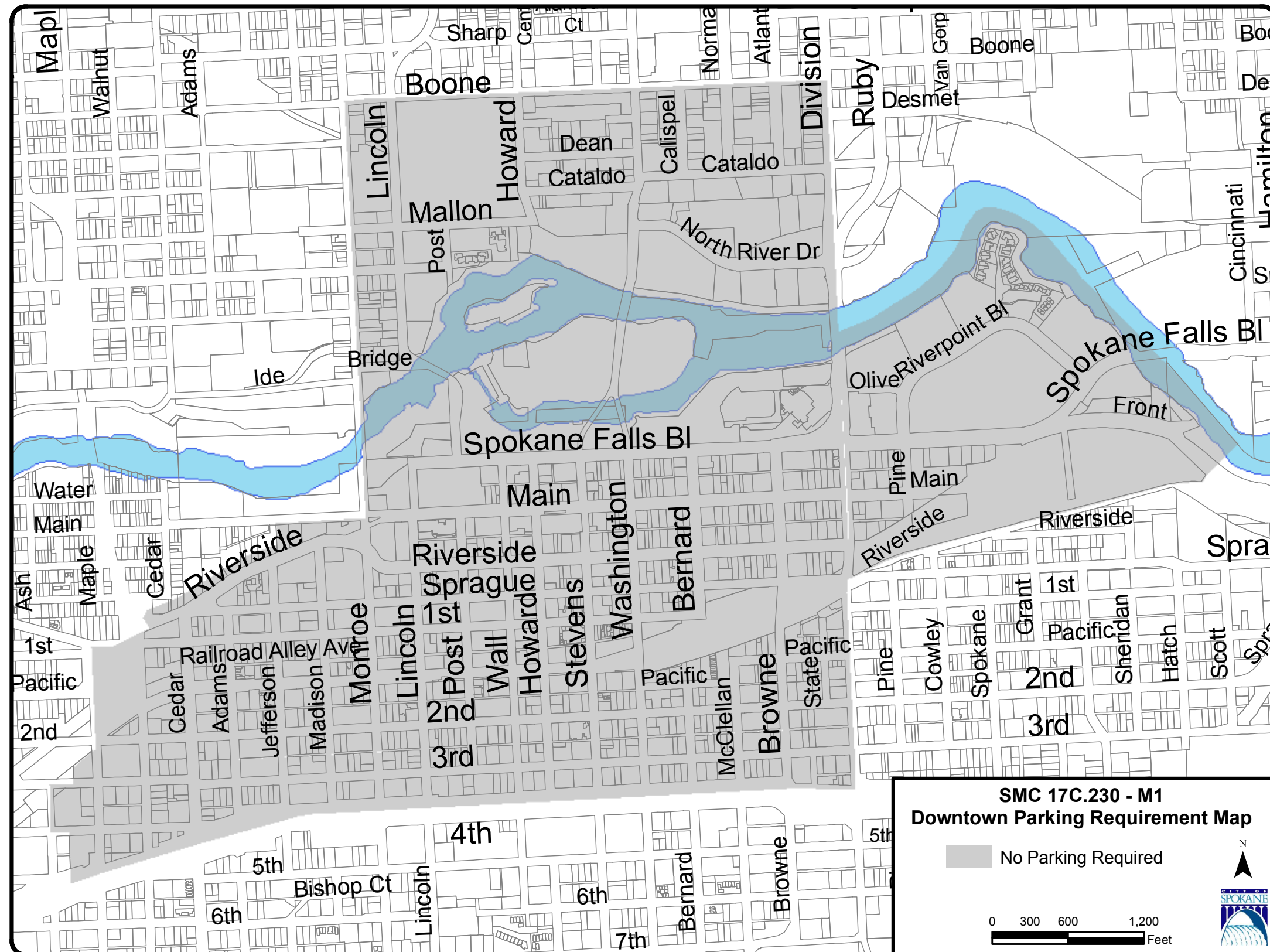
Brown East Property

Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional use review required	DTC	DTG	DTU	DTS
Residential Categories				
Group Living [1]	L/CU	L/CU	L/CU	L/CU
Residential Household Living	P	P	P	P
Commercial Categories				
Adult Business [2]	N	N	N	CU [2]
Commercial Outdoor Recreation	CU	CU	CU	CU
Commercial Parking	L [3]	L [3]	L [3]	L [3]
Drive-through Facility [4]	L[4]	L[4]	L[4]	L [4]
Major Event Entertainment	P	P	P	P
Office	P	P	P	P
Quick Vehicle Servicing	N	L [5,10]	L [5,10]	L [5,10]
Retail Sales and Service	L [6]	L [6]	L [6]	P
Mini-storage Facilities [9]	N	L [8,10]	L [8,10]	L [8,10]
Vehicle Repair	N	L [5,10]	L [5,10]	P
Mobile Food Vending	L[14]	L[14]	L[14]	L[14]
Industrial Categories				
High Impact Uses	N	N	N	N
Industrial Service	N	N	N	N
Manufacturing and Production	L [7,8,10]	L [7,8,10]	L [7,8,10]	L [7,8,10]
Railroad Yards	N	N	N	N
Warehouse and Freight Movement	L [7,8,10]	L [7,8,10]	L [7,8,10]	L [7,8,10]
Waste related	N	N	N	N
Wholesale Sales	L [7,10]	L [7,10]	L [7,10]	L [7,10]
Institutional Categories				
Basic Utilities	P	P	P	P
Colleges	P	P	P	P

Community Service [11]	L/CU	L/CU	L/CU	L/CU
Daycare	P	P	P	P
Medical Centers	P	P	P	P
Parks and Open Areas	P	P	P	P
Religious Institutions	P	P	P	P
Schools	P	P	P	P
Other Categories				
Agriculture	N	N	N	N
Aviation and Surface Passenger Terminals	CU	CU	CU	CU
Detention Facilities	N	N	N	N
Essential Public Facilities	CU	CU	CU	CU
Mining	N	N	N	N
Rail Lines and Utility Corridors	CU	CU	CU	CU
Wireless Communication Facilities [12]	L/CU	L/CU	L/CU	L/CU
Notes: •The use categories are described in chapter 17C.190 SMC. •Standards that correspond to the bracketed numbers [] are stated in SMC 17C.124.110. •Specific uses and developments may be subject to the standards in Part 3 of this division, Special Use Standards.				

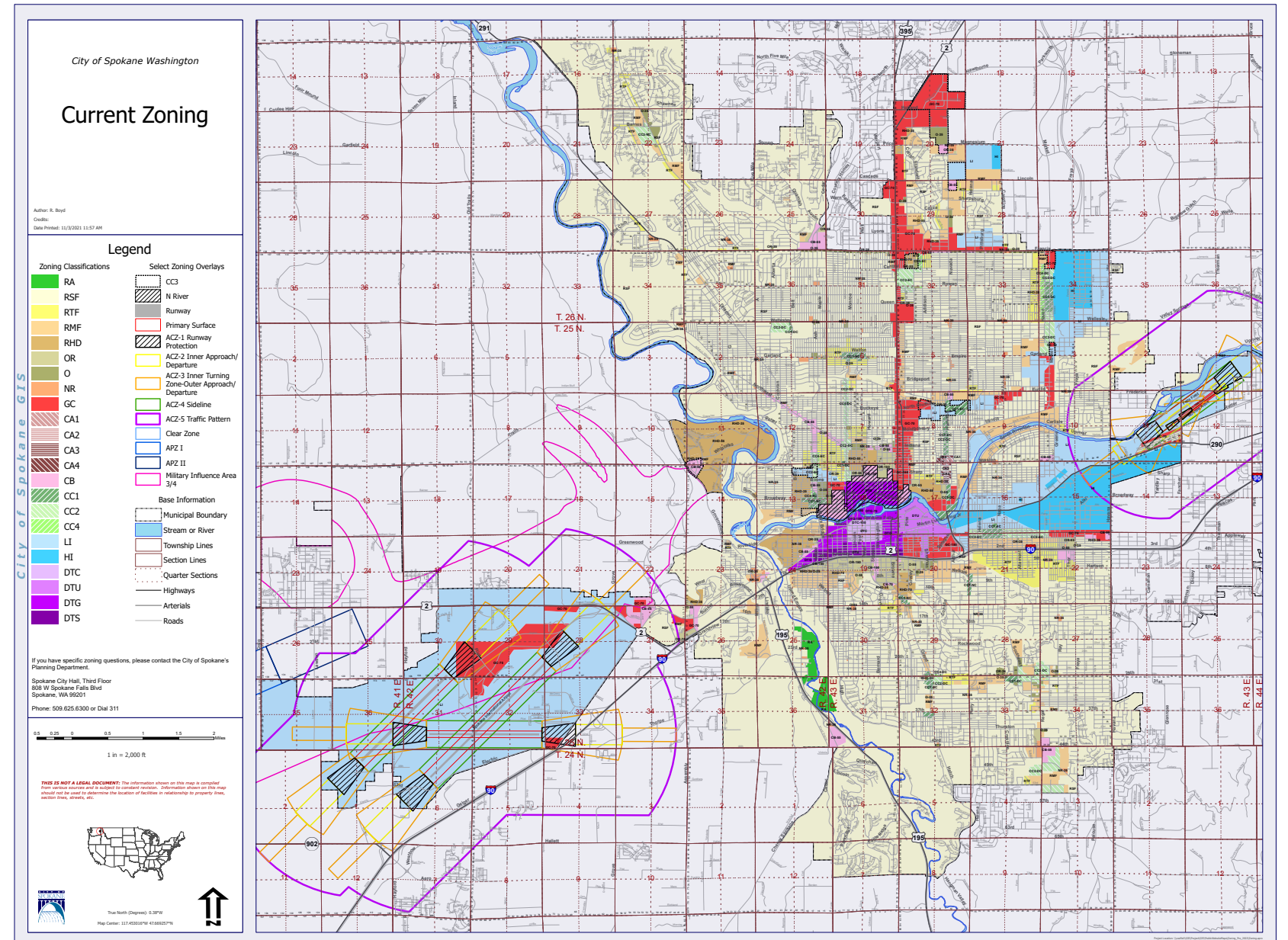
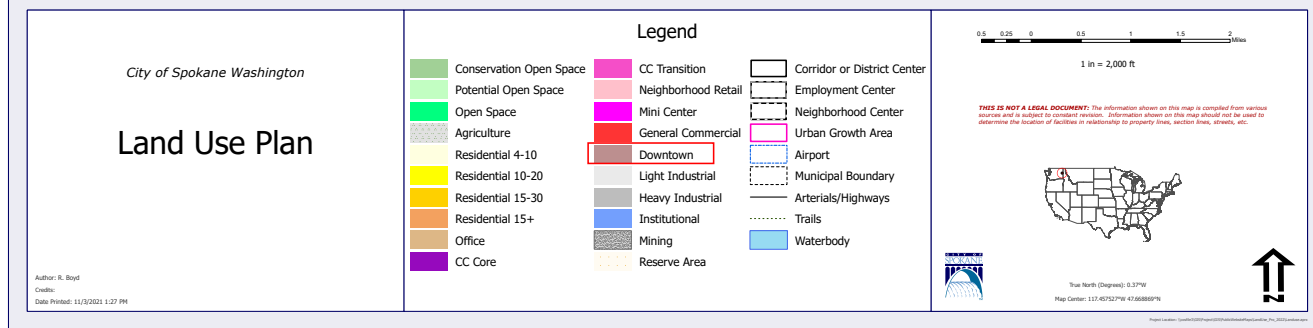
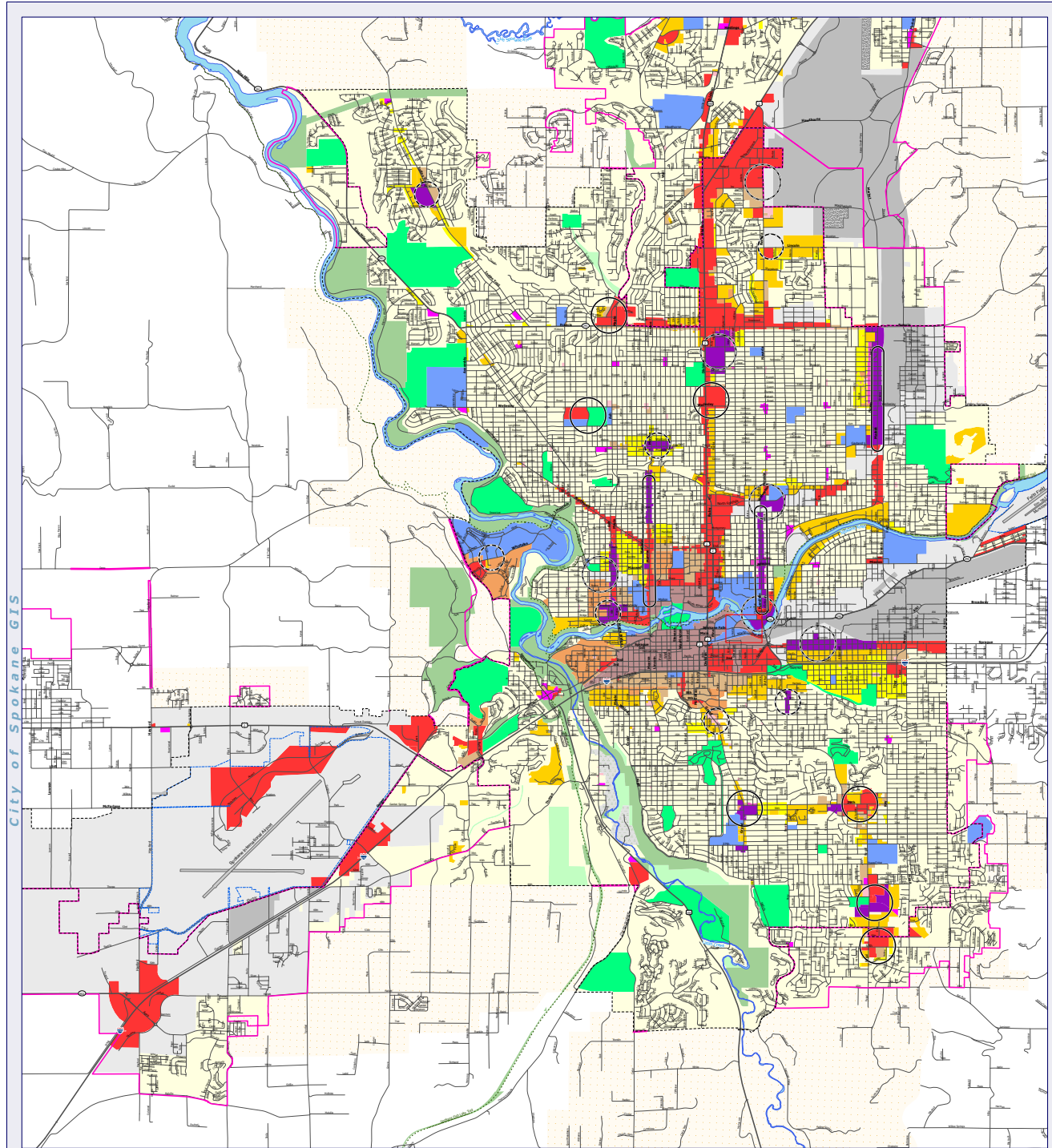
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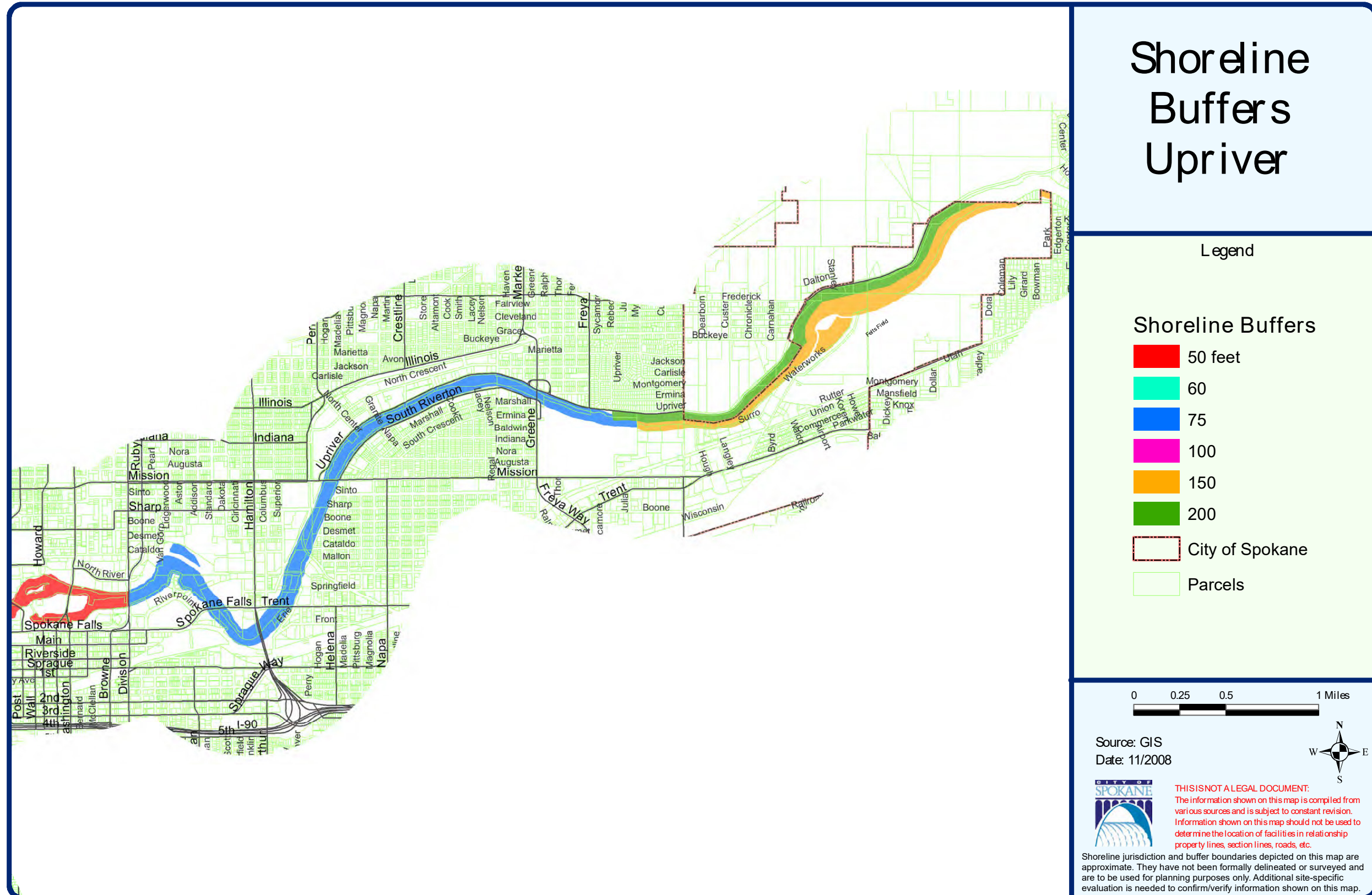
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Shoreline Buffers Upriver








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Brown East Property

Shoreline Districts

Legend

Shoreline Districts

-  Campus / U-District
-  Downriver
-  Downtown
-  Great Gorge Park
-  Latah Creek
-  Upriver

 City of Spokane

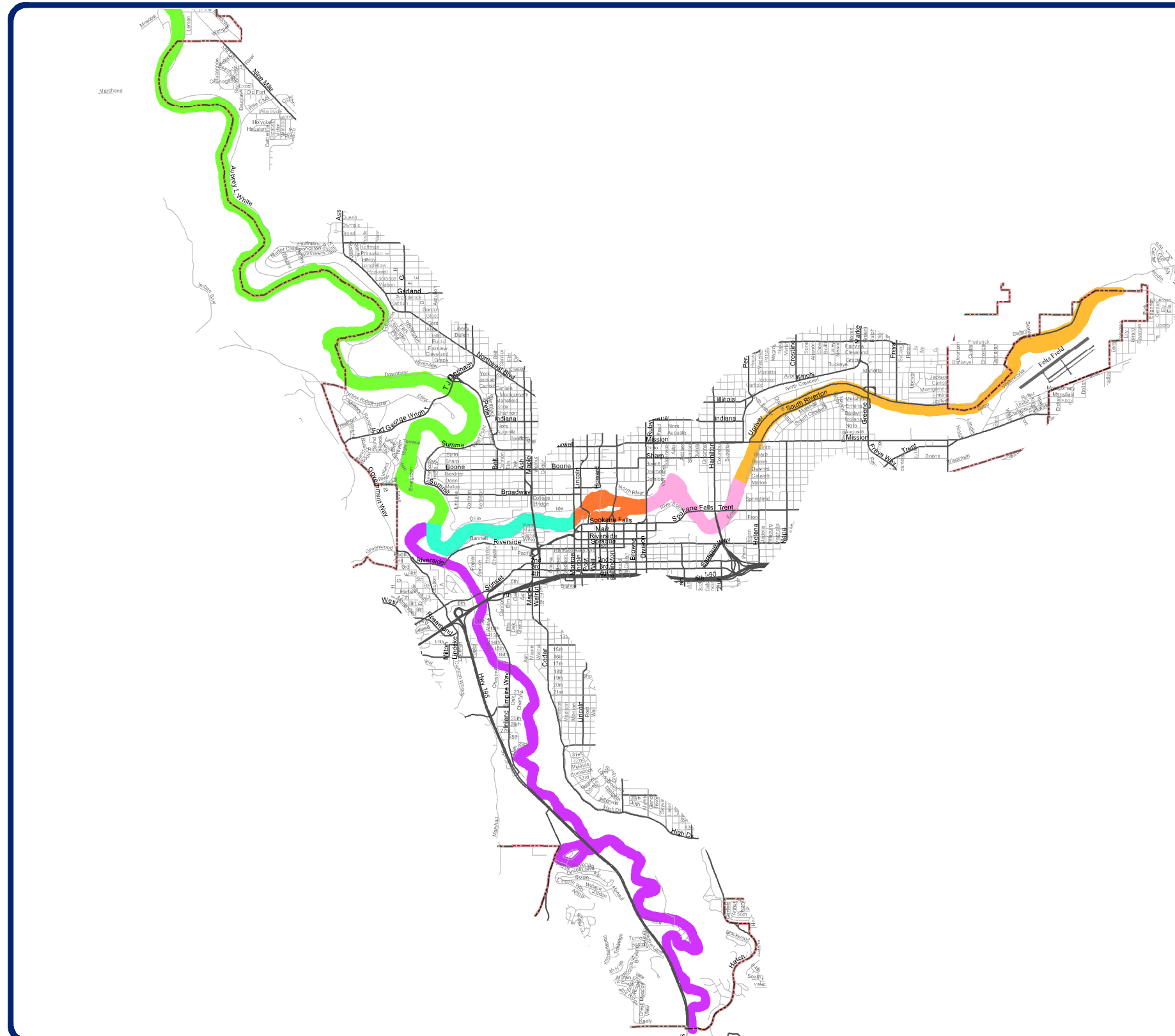


Source: GIS
Date: 7/2008



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship property lines, section lines, roads, etc.

Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are to be used for planning purposes only. Additional site-specific evaluation is needed to confirm/verify information shown on this map.



DUE DILIGENCE

Brown East Property

Brief Summary of Discussion with Donna deBit/City Planner:

Survey/verify shoreline prior to finalizing footprint. Buildable area appears to be smaller than shown/assumed. Use GIS Shoreline layer available on the city website.



Refer to sections below for General and Shoreline Design Requirements:

Article VII. Shoreline Development Standards by District: Part II. Shoreline Development Standards

- Section 17E.060.720 Shoreline Buffers
- Section 17E.060.730 Structure Setbacks
- Section 17E.060.740 Structure Height and Bulk
- Section 17E.060.750 Shoreline Tall Building Standards
- Section 17E.060.760 Site Coverage for Views and Ground Level Public Access
- Section 17E.060.770 Visual Access Setback
- Section 17E.060.780 Building Articulation
- Section 17E.060.790 Pedestrian Views and Access for Large Buildings

Article VIII. Design Standards Specific to Shoreline Districts

- Section 17E.060.800 Design Standards Administration
- Section 17E.060.810 Design Standards Applying to Downtown, Campus, and Great Gorge Districts ←
- Section 17E.060.820 Design Standards Specific to the Downtown District
- Section 17E.060.830 Design Standards Specific to the Campus District ←
- Section 17E.060.840 Design Standards Specific to the Great Gorge District

- Section 17C.124.500 Design Standards Implementation
- Section 17C.124.510 Windows – Building Design
- Section 17C.124.520 Base/Middle/Top – Building Design
- Section 17C.124.530 Articulation – Building Design
- Section 17C.124.540 Prominent Entrance – Building Design
- Section 17C.124.550 Ground Level Details – Building Design
- Section 17C.124.560 Roof Expression – Building Design
- Section 17C.124.570 Treating Blank Walls – Building Design
- Section 17C.124.580 Plazas and Other Open Spaces
- Section 17C.124.585 Jefferson Street & Spokane County Courthouse View Corridor
- Section 17C.124.590 Treatment of Blank Walls on Tall Buildings – Building Design



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