

DESIGN REVIEW BOARD

Spokane SportsPlex**1 - Program Review/Collaborative Workshop**

February 27, 2019



From :
Design Review Board
 Steven Meek, Chair

 c/o Dean Gunderson, DRB
 Secretary
 Planning & Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :

 Colin C. Anderson, DBIA
 Associate
 Integrus Architecture

CC :

Brian T. McGinn, Hearings Examiner
 Heather Trautman, Planning Director
 Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the February 27, 2018 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The applicant shall provide clarity on how the proposed design departure addresses the purpose statement for “Windows – Building Design, 17C.124.510”.**

Spokane Municipal Code – Design Standards

See [SMC 17C.124.510](#), Part A, Purpose.

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction

C-2 Design Facades of Many Scales

C-3 Provide Active Facades

C-7 Install Pedestrian-Friendly Materials at Street Level

- 2. The applicant is encouraged to continue working with the parks architect to resolve the pedestrian connection between the Riverfront Park North Bank project and the SportsPlex.**

“Fast Forward Spokane” Downtown Plan

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Improve access to Riverfront Park and Spokane River for all modes of travel
- Link Downtown with a series of green space amenities

Downtown Design Guidelines

A-1 Respond to the Physical Context

B-1 Respond to Neighborhood Context

C-4 Reinforce Building Entries

D-1 Provide Inviting & Usable Open Space

D-4 Provide Elements That Define The Place

D-5 Provide Appropriate Signage

- 3. The applicant is encouraged to incorporate the indigenous basalt rock outcrop on the northeast corner of the site into the site design.**

Spokane Comprehensive Plan

Chapter 9: NE 7.3 Rock Formation Protection

Downtown Design Guidelines

A-1 Respond to the Physical Context

D-4 Provide Elements That Define The Place

- 4. The applicant shall continue investigating stronger north-south pedestrian connections across Dean Avenue.**

Spokane Comprehensive Plan

Chapter 8: DP 4.2 Street Life

“Fast Forward Spokane” Downtown Plan

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections
- Encourage use of public transportation

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction

C-7 Install Pedestrian-Friendly Materials at Street Level

D-1 Provide Inviting & Usable Open Space

D-5 Provide Appropriate Signage

D-6 Provide Attractive and Appropriate Lighting

D-7 Design for Personal Safety & Security

D-8 Create “Green Streets”

5. The applicant is encouraged to pursue the potential full vacation of Dean Avenue and transference of east-west vehicular connectivity to a redeveloped Gardner Avenue (currently Boy Scout Way).

“Fast Forward Spokane” Downtown Plan

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections
- Encourage use of public transportation

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction

D-1 Provide Inviting & Usable Open Space

D-7 Design for Personal Safety & Security

D-8 Create “Green Streets”

6. The applicant shall provide clarity on site landscaping, lighting, site furnishings, and a materials palette.

Spokane Comprehensive Plan

Chapter 8: DP 2.21 Lighting

Chapter 9: NE 14.2 New Plaza Design

“Fast Forward Spokane” Downtown Plan

2.2 BUILT FORM AND CHARACTER

Relevant Objectives:

- Promote local identity and unified character with a focus on unique districts throughout Downtown

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

2.6 ENVIRONMENTAL STEWARDSHIP

Relevant Objectives:

- Mitigate stormwater (i.e. increase permeable surfaces)

Downtown Design Guidelines

B-1 Respond to Neighborhood Context

C-7 Install Pedestrian-Friendly Materials at Street Level

D-1 Provide Inviting & Usable Open Space

D-2 Enhance the Building with Landscaping

D-4 Provide Elements That Define the Place

D-5 Provide Appropriate Signage

D-6 Provide Attractive and Appropriate Lighting

7. The applicant shall provide clarity on the articulation and design of facades over 50' in length, per "Building Articulation, 17C.124.530" and "Treating Blank Wall, 17C.124.570".

Spokane Municipal Code – Design Standards

See [SMC 17C.124.530\(A\)](#), Purpose.

See [SMC 17C.124.570\(A\)](#), Purpose.

"Fast Forward Spokane" Downtown Plan

2.2 BUILT FORM AND CHARACTER

Relevant Objectives:

- Promote local identity and unified character with a focus on unique districts throughout Downtown

Downtown Design Guidelines

B-2 Create Transitions in Bulk and Scale

B-4 Design a Well-Proportioned & Unified Building

C-2 Design Facades of Many Scales

C-3 Provide Active Facades



Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.