

DESIGN REVIEW BOARD

Downtown Stadium

1 - Recommendation Meeting

December 15, 2021



From :
Design Review Board
Mark Brower, Vice Chair

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

To :
Louis Meuler, Interim Planning Director
Tami Palmquist, Principal Planner

CC :
Spokane Public Schools
Attn: Greg Forsyth

ALSC Architects
Ken Murphy, Andrew Leeper

Spokane PFD
Attn: Stephanie Curran

Based on review of the materials submitted by the Applicant and discussion during the December 15, 2021 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The Board formally recognizes that the Stadium project is first, and foremost, a facility for the use of Public School sporting events. As such, the Board offers the following recommendations:**
- 2. The Applicant is encouraged to continue to explore opportunities for art installations specific to this project, and to provide basic infrastructure (power and lighting pathways) to the areas identified for art installations.**

Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 13 Infrastructure Design, TR 15 Activation, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscaping Areas, DP 2.21 Lighting, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-3 Provide Active Façades, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place,

Please see the following Downtown Plan Strategies and Actions: CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, CW

1.5 Implement Streetscape Improvements in this Plan on the Howard Street Corridor with Elements of Public Art and Wayfinding, in Coordination with Infill Development, ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1 Program and Activate Public Spaces Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.

- 3. The Applicant is encouraged to ensure private partners (or PFD as the managing liaison) include funding for artistic elements in any additional visual screening that private events may require, or potentially setting aside a portion of ticket sales to fund future art installations or performing arts spaces.**

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- 4. The Applicant is strongly encouraged to introduce general building lighting that is complimentary to the architecture and does not compete with the celebratory vertical accent lighting.**

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- 5. The Applicant is strongly encouraged to visually reduce the apparent bulk the masonry walls, specifically the elevation along the west plaza, which may be achieved by the introduction of a horizontal break line, an offset in elevation plane, a material change, a masonry stack bond offset, or other means complimentary to the presented design.**

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6. **The Applicant is encouraged to study the scale of the building facades and their components as they relate to and enhance the pedestrian realm, in particular the west facade. A varied composition of the lighting accents (size and shape) would be an example that could provide hierarchical zones that complement the planned active zones of the west plaza.**

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7. **The Applicant is encouraged to engage with the City of Spokane Street Department, the Public Facilities District, and/or other appropriate entities, in order to secure funding for the widening of the sidewalks from the northeast and northwest entrance plazas to the nearest intersections along the south side of Boone Ave. This would be done to prioritize and accommodate the anticipated large crowds of pedestrians during events at the Facility, and to ensure that these accommodations are constructed in tandem with the Stadium development.**

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8. **The Board encourages the Applicant to revisit the prior overhangs and sheltering features at the north and south ends of the main building, and the north end of the East building, in recognition that these features do also speak to the architectural language of the surrounding context.**

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9. The Board encourages the Applicant to continue developing the design of the plazas and associated landscaping as a meritorious example of public space.

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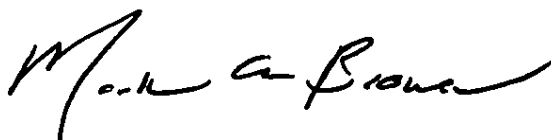
- 10. The Applicant shall take steps to ensure that the south wall and fence combination along Dean Avenue does not, in the future, become fully screened and thereby violate the intent of the 'blank walls' guidelines in the City of Spokane downtown code.**

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Chuck Horgan moved that the recommendations be accepted as presented; Grant Keller seconded. Motion carried unanimously. (6/0)



Mark Brower, Vice Chair (serving as Chair), Design Review Board

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