



## Design Review Board

November 8, 2017

4:45-7:20 PM

City Council Briefing Center

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

### Commission Briefing Session:

- |             |   |               |
|-------------|---|---------------|
| 4:45 - 5:15 | 1) <a href="#">US Pavilion Tour</a>   | Omar Akkari   |
|             | ○ Tour to start out front of The Spokane Tribal Gathering Place next to City Hall |               |
| 5:30-5:35   | 2) <a href="#">Chair Report</a>   | Austin Dickey |
|             | 3) Approve the <a href="#">July 26, 2017</a> meeting minutes                      |               |

### Workshop:

- |             |   |             |
|-------------|---|-------------|
| 5:35 – 7:00 | 4) <b>Collaborative Workshop: U.S. Pavilion</b> | Omar Akkari |
|             | ○ Staff Report                                  |             |
|             | ○ Applicant Presentation                        |             |
|             | ○ Public Comment                                |             |
|             | ○ Board Discussion and Motions                  |             |

### Board Business:

- |             |   |             |
|-------------|---|-------------|
| 7:00 – 7:10 | 5) <b>DRB Board Position Opening   Architect</b>  | Omar Akkari |
|             | Discuss how the board would like to fill the Architecture Position that will be opening in December.                  |             |
| 7:10- 7:20  | 6) <b>Board Chair Role Opening</b>  | Omar Akkari |
|             | Discuss who on the board would like to fill the DRB Chair Role and Vice Chair Role once the current Chair steps down. |             |

### Adjournment:

The Next Design Review Board meeting will be held on November 22, 2017

The password for City of Spokane Guest Wireless access has been changed:

**Username:** COS Guest

**Password:** 4nvA64du

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# Design Review Board

**July 25, 2017**

Meeting Minutes

Meeting called to order at 5:30 PM

## Attendance

- Board Members Present: David Buescher, Austin Dickey, Kathy Lang, Ted Teske, Steven Meek, Anne Hanenburg, Ryan Leong
- Board Members Not Present: Charlene Kay
- Staff Present: Omar Akkari, Lisa Key, Nathan Gwinn; City of Spokane Planning Services

## Briefing Session:

1. Chair Comments-Austin Dickey

## Recommendation Meeting:

### 1. The Falls (Program Review/ Collaboration Workshop

Staff report: Omar Akkari; City of Spokane Planning Services

- Applicant Report: Austin Dickey
- Public Comment:
  - None
- Questions asked and answered

**Based on review of the materials submitted by the applicant and discussion during the July 12, 2017 Collaborative Workshop the Design Review Board recommends the following:**

### **Neighborhood**

The board encourages the applicant to work with the adjacent property owners to facilitate a cohesive streetscape and integrate the project with the surrounding developments.

*Please see Downtown Design Guideline B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area and D-8 Create "Green Streets"*

### **Site**

The applicant should continue to enhance the loading and service entrances to limit negative impacts to the streetscape and the pedestrian experience.

*Please see Downtown Design Guideline E-1 Minimize Curb Cut Impacts and E-3 Minimize the Presence of Service Areas*

### **Building**

Design Departure contingent on further development of the Lincoln façade side of the southwest corner of the site.

## Board Business:

1. Old or New Business:
  - Board members discussed current applicant and staff process for Design Review Submittals and process improvements.

## **Meeting Adjourned at 8:34 PM**

Next Design Review Board meeting is scheduled for **August 9, 2017**

Note: Minutes summarized by staff. An audiotape of the meeting is on file with the Planning & Development Department, City of Spokane.



CLOCK TOWER

FOOD SERVICE

SHADE

SERVICE

CENTRAL GREEN

WEST  
BUILDING

GREEN ROOF

PAVILION FLOOR

RIVERVIEW  
TERRACE

STAIR

CENTRAL PLAZA

RIVER'S EDGE

# US Pavilion

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

October 27, 2016



**Staff:**  
Omar Akkari, Urban Designer  
Planning & Development Services Department

**Applicants:**  
Berry Ellison, Program Manager  
City of Spokane Parks and Recreation  
Department

## Design Review Board Authority

### Spokane Municipal Code [Chapter 04.13](#) Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
  - a. wisely allocate the City's resources,
  - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all public projects or structures and Shoreline conditional use permit applications are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**.

### Recommendations.

Recommendations of the Design Review Board will be forwarded to Planning Director and the Hearing Examiner.

## Project Description

The proposal is a major remodel of the existing US Pavilion structure located to the west of the Washington Street tunnel and to the south of the Spokane River.

Information taken from the Riverfront Park Master Plan webpage is copied below.

<http://riverfrontparknow.com/redevelopment/u-s-pavilion-shelters/Pavilion Concept & Design Period FAQs>

### Background

Originally built as the U.S. Federal Pavilion for Expo '74, the Pavilion was a gift to the Spokane region from the United States government. The Master Plan aims to restore the Pavilion into a flexible-use event space able to host everything from the Hoopfest Nike Court game and the Bloomsday Awards Ceremony to a summer concert series and an outdoor giant screen film festival.



## **U.S. Pavilion/ Event Center Vision from the Master Plan**

- To restore the Riverfront Park Pavilion as the central gathering place for Riverfront Park and the Spokane region. To become a flexible use space able to host the Hoopfest Championship game, the Bloomsday Awards Ceremony, musical concerts, the Spokane Symphony, and graduations, for example.
- To become a beacon to the greater community drawing people to the center, to the falls, and to one another through the following objectives:
  - Enhance and restore the Pavilion's visual access to the Spokane River;
  - Restore the Pavilion's existing interior monumental scale;
  - Develop new and improved program uses that better represent the community and region as a whole;
  - Re-sheath the Pavilion in a material formation that addresses the inverted funnel effect of the structure, as well as to allow for video projections both interior and exterior to the covering;
  - Develop improved access to the Pavilion for pedestrians, loading/unloading, and parking access to Pavilion and the river.
- Central to a marketable concert venue is a unique visitor experience—everything from the ambiance that is created through site and design to attention paid to wayfinding and flexible seating arrangements. A successful event center space will guarantee the most trouble-free experience.

The Pavilion is no longer a central gathering place for Spokane or the region, despite its prominent stature within the urban landscape. Views of the river are difficult from within the Pavilion due to the ice rink roofing structure added in the 1980s. The present layout of the Pavilion makes very little effort to move circulation towards the river; in essence, the Pavilion turns its back on the river it should be celebrating. The present day Pavilion is structurally sound and is a long standing, easily recognizable icon for the community, city, and region -- although it is in need of maintenance. It is one of last remaining EXPO structures. The Pavilion's design is a unique architectural statement and is visually engaging. While the original covering was temporary in design, the lack of sheathing today does create a sense of incompleteness around the development as a whole. Many of the original facilities, such as the East Pavilion (designed to host the Spokane Story) and the ice rink locker rooms are used minimally and are undersized or difficult to repurpose. In general, the Pavilion has much potential but is not living up to it, due to inadequate funding, outdated programming, and dilapidated facilities.

### **Riverfront Park Master Plan 2014**

<https://static.spokanecity.org/documents/parksrec/aboutus/planning/2014-riverfront-park-master-plan.pdf>

## **PRINCIPLES & PROJECT GOALS**

To become the central gathering place for the region by celebrating community excellence, providing greater accessibility to the Park and River, creating a healthy balance between active and passive spaces, providing safety throughout the Park, creating sustainable revenue for the Park, offering affordability and choice to all, and becoming a leader in the protection of natural resources and habitat.

### **4.1 Become the Central Gathering Place for the Region**

- Fully embody Riverfront Park's place as a signature park incorporating both beautiful landscapes and quality, exciting public programming;
- Provide improved visual access to the River and a stronger connection to the downtown;
- Enhanced uses to appeal to the Millennial Generation and weekday downtown professionals.

### **4.2 Celebrate Community Excellence**

- Honor the tribal story as an integral part of the Spokane's master narrative;
- Tell the story of Spokane, our history and people through increased signage, multi-media installations, and interactive exhibits;
- Highlight the creativity of regional artists, architects, and landscape architects;
- Use the Destination Playground as a canvas for telling the story of our natural and geologic history.

#### **4.3 Provide Greater Accessibility**

- Work to connect the north and south banks of the river;
- Accommodate the ease, use, and flow of crowds from large events to central areas of the Park;
- Provide for improved and upgraded parking lots and access;
- Provide for more centralized public transportation access into the Park;
- Develop improved fire, truck, and service access to the center of the Park;
- Call for privately-run people movers and bicycle rentals within the Park;
- Keep in mind the principles of universal access throughout the Park and follow all requirements of American Disabilities Act.

#### **4.4 Optimize Safety**

- Maximize park programming and uses that can create a safe atmosphere for park users;
- Employ regular and sufficient maintenance that discourages disrepair and neglect that leads to vandalism and crime;
- Utilize best practices regarding park design and crime prevention through environmental design;
- Install upgraded lighting and security cameras and phones as deemed necessary.

#### **4.5 Balance the Development of Active and Passive Spaces**

- Develop active spaces for education and entertainment alongside passive spaces for reflection and appreciation of our natural landscape;
- Preserve the overall amount of existing meadow and landscape spaces;
- Increase viewing platforms and visual access to the River.

#### **4.6 Generate Sustainable Revenue for Adequate Ongoing Maintenance and Repair**

- Incorporate self-sustaining enterprises that allow for long-term economic growth;
- Provide and allow for expanded revenue and funding streams that contribute to the best maintained park in the region;
- Appeal to greater numbers of tourists with clear signage and wayfinding.

#### **4.7 Offer Affordability and Choice to All**

- Become a destination for all -- accommodating all income levels and age groups, tourists and residents alike.
- Offer a variety of programming experiences at little to no cost, to appeal to families and individuals across the socio-economic spectrum.

#### **4.8 Protect Natural Resources**

- Honor the legacy of EXPO '74;
- Embrace sustainable practices throughout the Park in order to control costs;
- Educate citizens on best practices regarding resource stewardship – in particular as they relate to water and the Spokane River.

### **Location & Context**

This project is the last major structure to be bid in a series of significant investments and physical changes to Riverfront Park as a result of Riverfront Park Bond 2014, and guided by the 2014 Riverfront Park Master Plan. In addition to the Riverfront Park Master Plan, other policy documents that offer guidance include the City's 2017 Comprehensive Plan, the Downtown Plan, and the City's Shoreline Master Program.

The site is bounded on the north by the Spokane River and to the east by Washington Street, which travels in a tunnel under the park in this location. The park can be accessed from Washington Street via a set of stairs in the northeast corner of the site. This is a popular route traveled by those parking on the north side of the river to enter the park. The Centennial Trail is located to the south and north, following the Spokane River.

### **Character Assets**

The US Pavilion's cable net structure is one of Spokane's most iconic structures and landmarks. The USA Pavilion was the largest structure of the Expo 74' world's fair. The Expo motto was "Man and Nature: One and Indivisible," and represented the first environmentally-themed World's Fair.

Views of and pathways along the Spokane River are this area's largest character assets and should be preserved and improved. The west building, buttresses, and the cable structure were constructed for Expo 74' and should be preserved. All other structures, including the Spokane Story, IMAX Theater, and Ice Rink, were constructed after the World's Fair and are non-contributing structures to the site's historic character.

## **Regulatory Analysis**

### **Zoning Code Requirements**

The site is zoned Downtown General, with a 150-foot height limit (DTG-150) however, the heights for this site are further limited by the Shoreline Overlay Zone. Because a portion of the project is within the 200' Shoreline Jurisdiction, the project will require a Shoreline Conditional Use Permit. *Applicants should contact Current Planning Staff with any questions about permitting requirements*

**Recommendations of the Design Review Board must be consistent with adopted regulations.** The DRB may not waive any code requirements.

### **Zoning Code Downtown Design Standards**

#### [Section 17C.124.500](#) Design Standards Implementation:

The design standards and guidelines found in SMC [SMC 17C.124.500 through SMC 17C.124.590](#) follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. The City will expect to see how the design of a project has responded to every one of the guidelines.

The applicant may request a departure from the design standards followed by an (R), (P), or (C) by notifying the Current Planning Section of the Planning Department. Please see [chapter 17G.030 SMC](#), **Design Departures**. The applicants should notify Current Planning staff as soon as possible, if they will request a design departure from any of the following requirements as the departure process would require a Type II Conditional Use Permit, which is a 120 day process, and a recommendation from the DRB.

[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.124.590](#) Treatment of Blank Walls on Tall Buildings – Building Design

[Section 17C.230.310](#) Exterior Design of Parking Structures – Building Design

#### [Chapter 17G.030](#) Design Departures, [Section 17G.030.040](#) Decision Criteria

The decision criteria for a design departure are below.

- A. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?
- B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?
- C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?  
Is the departure necessary to better address aspects of the site or its surroundings?

- D. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
- E. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.

### **Shoreline Regulations**

The site is within the Downtown Shoreline District.

#### **Section 17E.060.800 Design Standards Administration**

Projects must address the design standards and guidelines.

Purpose. To help ensure that development compliments the unique and fragile character of the shoreline through careful consideration and implementation of site development and building design concepts.

Applicants may meet each of the guidelines as written or request a departure.

*Please refer to the section number for specific requirements of each design standard.*

#### **Section 17E.060.810 Standards and Guidelines Applying to Downtown, Campus, and Great Gorge Districts**

#### **Section 17E.060.820 Standards and Guidelines Specific to the Downtown District**

Lighting – Dark Sky.

1. Purpose.  
To reduce glare and spillover from lighting associated with parking lots or buildings.
2. All lighting shall be directed downwards, with cut-off designs that prevent light from being cast horizontally or upward. (R)

*Current Planning staff **do not** considered the net lighting a concern. The net lighting will not be on 24-7 will be used more for specific events and seasons. As long as there are no directional lighting fixtures aimed at the river, they have no concerns.*

## **City of Spokane Comprehensive Plan**

[Plan Link](#)

**DP 1.1 Landmark Structures, Buildings, and Sites:** *Recognize and preserve unique or outstanding landmark structures, buildings, and sites.*

**DP 1.3 Significant Views and Vistas:** *Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.*

**DP 2.3 Design Standards for Public Projects and Structures:** *Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.*

**DP 3.12 Reuse of Historic Materials and Features:** *Encourage the deconstruction and reuse of historic materials and features when historic buildings are demolished.*

**NE 3 SHORELINES:** *Goal: Protect the natural state of shorelines while providing community access that does not negatively impact riparian habitats, fragile soils, and native vegetation.*

**NE 14.2 New Plaza Design:** *Develop plazas with native natural elements and formations, such as basalt, Missoula flood stones, stream patterns, river character, native trees, and plants that attract native birds.*

**NE 15.5 Nature Themes:** *Identify and use nature themes in large scale public and private landscape projects that reflect the natural character of the Spokane region.*



**SMP 3.1 Shoreline Access:** *Improve access to the shoreline by developing, where appropriate, pathways, trails and bikeways along and adjacent to the shoreline.*

**SH 3.7 Support Local Artists:** *Solicit local artists to design or produce functional and decorative elements for the public realm, whenever possible.*

## **Fast Forward Spokane – Downtown Plan Update**

[Plan Link](#)

### **Bicycle System**

2.31 Provide sufficient short and long-term bicycle parking facilities throughout Downtown and explore provision of other end-of-trip facilities (showers, changing rooms, lockers, etc.) at key destinations in Downtown; such as secured locations within parking structures. Mechanisms may include public subsidy, financial incentives, and/or regulatory incentives.

### **Chapter Six District Strategies**

#### **Riverfront Park - Riverfront Views 1.32**

Attractions, activities, and trails in the park should enhance riverfront views. For example, the maintenance facility could be relocated to another area and replaced with a café that takes advantage of the riverfront views. Also, a Spokane River interpretive signage program should be implemented in order to improve wayfinding within the area.

Public Art 1.36 Promote and preserve the “sculpture walk” in Riverfront Park. Public art, particularly from local artists, contributes to the uniqueness of Riverfront Park and adds an additional attraction for residents and visitors.

## **Downtown Design Guidelines**

[Guidelines PDF Link](#)

The Downtown Design Guidelines must be followed per [Section 17C.124.500](#) Design Standards Implementation. While other adopted codes, plans and policies listed in this staff report may be referenced during design review, the Downtown Design Guidelines are the primary tool utilized by the board when reviewing projects in the downtown.

The three overarching principles supported throughout the guidelines are:

1. Contextual Fit
2. Pedestrian Friendly Streets
3. Sustainability

## Topics for Discussion

Factors to consider include the project's prominent location within close proximity to the Howard Street Promenade, views to adjacent iconic features including the Spokane River, the Clock Tower, adjacent bridges, and the significance of the U.S. Pavilion.

Staff suggests the DRB and applicants consider the following points during the Collaborative Workshop and when developing the design:

### Neighborhood or Downtown District

1. **Context:** How does the US Pavilion respond to the adjacent Howard Street Promenade? What design cues carry through from the Promenade to the Central Green and the Central Plaza? How does the pedestrian and hardscape improvements integrate into the overall pathway design for the park?

*Please see Downtown Designs B-1 and B-3*

2. **Skyline:** How does the proposed light blade concept improve the existing iconic net structure? How does it improve Spokane's Skyline?

*See Downtown Design Guidelines A-2 Enhance the Skyline , D-4 Provide Elements that Define Place, and D-6 Provide Attractive and Appropriate Lighting*

### Site

3. **Bicycle Parking:** Consider including bicycle parking adjacent to the main entries to the Pavilion where appropriate.

*Please see Downtown Design Guidelines B-2 and C-1*

4. **ADA Access:** The rendering on page 5 shows both pedestrian connections from the Pavilion Floor to the River's Edge area as stairs. Could one or both of these stairways become an ADA accessible pathway?

5. **Food Trucks / Utility Outposts:** The programming diagram envisions food trucks located north of the pavilion as well as within the pavilion on the main ramp. Would the applicant consider providing a utility outpost where food trucks are planned to be located in order to reduce noise from power generators?

*See Downtown Design Guidelines D - 1 Provide Inviting and Usable Open Space*

6. **Fencing:** How can the design incorporate some or all of the fencing required to control large ticketed events? Having a large rental fence setup for ticketed events is very cumbersome and an issue that should be addressed as part of this design. Are there opportunities for gates at the main portals that can swing into place or slot into existing holes (similar to temporary bollards) when needed? Can strategic placement of fencing in less traversed areas reduce the quantity of temporary fencing needed?

*See Downtown Design Guideline D-7 Design for Personal Safety & Security*

7. **Public Art:** Is there any public art being incorporated within this site? If so, what are the initial design concepts?
8. **Historic Context:** Are there any historic elements or nods to expo 74' being incorporated into the project other than the retaining of the West Building and the mast/net structure and the reintroduction of a green roof? Is the motto of the US Pavilion or the Expo to be featured anywhere on the site?

*See Downtown Design Guidelines D-3 Respect Historic Features that Define Spokane*

## **Building**

- 9. Shade Canopy:** How does the proposed shade canopy improve the user experience? Does the canopy impede the repair of the cable net lighting? Is the proposed canopy to be temporary or permanent?

*See Downtown Design Guidelines C-5 Consider Providing Overhead Weather Protection and B-4*

- 10. Elevation Experience:** How are views from surrounding the Elevation Experience impacted by the structure? Which spaces or areas lose visual access to the pavilion floor and/or to the river?

*See Downtown Design Guidelines C-1, D-4, and D-7*

- 11. Materials, color, signage and lighting:** During the Recommendation Meeting please present proposed colors, signage, materials and lighting.

*See Downtown Design Guidelines C-7, D-5, D-6, and D-7. See also Article VIII. Design Standards and Guidelines Specific to Shoreline Districts Section 17E.060.810 and Section 17E.060.820 Standards and Guidelines Specific to the Downtown District.*

## **Note**

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments, including the Current Planning section of Business and Development Services.

## **Policy Basis**

Spokane Municipal Code  
City of Spokane Comprehensive Plan (2017)  
Downtown Design Guidelines  
Fast Forward Spokane – Downtown Plan Update (2008)  
Riverfront Park Master Plan