



Spokane Park Board
U.S. Pavilion Workshop
Wednesday, June 22, 2016
City Hall Conference Room 3B
Spokane, Washington 99201

Pavilion Ad Hoc Committee:

- Chris Wright
- ✓ Susan Traver
- ✓ Kelley, Ross
- ✓ Selinger, Sam
- ✓ McGregor, Ted

Parks Staff:

- Berry Ellison
- Jeff Bailey
- Fianna Dickson
- Jon Moog
- Jo-Lynn Brown
- Pamela Clarke

Guests:

- Guy Michaelson
- Steve McNutt
- Matthew Walker
- Stephanie Zimmerman

Park Board members:

- ✓ Van Voorhis, Ken
- Pendergraft, Lauren
- ✓ Sumner, Nick
- ✓ Mumm, Candace
- ✓ Eadie, Leroy

NOTES

- 1. Introduction & confirm outcome** – *Guy Michaelson* explained the goal of the workshop is to provide the language and groundwork, for crafting the U.S. Pavilion RFQ and to help define a common vision for the project. Expectations involve identifying the key points of the reimaged Pavilion and to have a clear view of its interface with the adjacent Central Plaza.
- 2. Review of Pavilion** – *Leroy Eadie* recapped the history and studies conducted on the Pavilion.
 - a. Riverfront Park Master Plan 2014 – Mr. Eadie reviewed sections of the Master Plan as the document relates to the Pavilion. The Pavilion building was a gift from the U.S. government and served as one of the Expo '74 structures which included a 17,000-square-foot central courtyard for fair exhibits and attractions. Following Expo, the amphitheater was removed and was replaced with a petting zoo, amusement rides, an ice rink and an exhibit on the history of Spokane. By the 1980s, only the rides, arcade room and ice rink remained, and mini-golf was added. Mr. Eadie also referred to findings from the Conditional Assessment Report conducted by Integra in 2012 which provided data on the structural integrity of the Pavilion. The study revealed the Pavilion is structurally sound but infrastructure/support systems (roofing, electrical, HVAC) are at the end of their life span. Some information was also shared regarding the 2015 market analysis report provided by Critical Data Strategies.

- b. Parks Board Pavilion workshop and questionnaire – Mr. Eadie summarized findings from a 2015 Park Board workshop and questionnaire. Findings included: 1) allow the design team to determine the new shape of the structure; 2) the Pavilion serves as a beacon to attract people to the area and is a central gathering place at the park; 3) the structure should feature passive and active space, which co-exist; 4) save enough of the IMAX for a river overlook and possible storage underneath; and 5) look to the design team to recommend as much demolition, as needed. The board also agreed the following items at the Pavilion are off the table for consideration: 1) wheels park; 2) rides/mini-golf as permanent attractions; and 3) a high-end restaurant.
- c. Evolving vision – Mr. Michaelson suggested the area should be designed for passive use, first and foremost. He also envisions the area as a rich space that welcomes gatherings/events, rather than being designed as a performance venue.

3. Existing facility tour – Workshop attendees took a one-hour site tour of the following: 1) Pavilion building; 2) IMAX; and 3) surrounding grounds/structures.

4. Architectural RFQ

- a. Current budget assumptions – *Matthew Walker* provided a comparative overview of the \$64.3 million Master Plan and the \$65.7 million current budget assumptions. Discussion and explanations focused on the \$11 million Havermale Island (Pavilion/Maintenance facility) construction budget.
- b. Physical pieces/Project zones – *Guy Michaelson* reviewed the physical pieces/zones of the project, which include: 1) The ring – the exterior circumference of the base of the iconic element; 2) administration building; 3) IMAX; 4) the tower; 5) east pavilion (former Spokane Story exhibit area); and 6) skate support building. Mr. Michaelson advocated the single most important next step is to get the architect on the project as quickly as possible. This will help paved the path on how to reach desired goals for the Pavilion.
- c. Planned events – The group agreed the Pavilion should not be designed as a concert venue; instead, as a focal point which attracts grassroots events and community gatherings.
- d. Active/managed elements – Examples of active events/activities discussed included: catwalk, slides, swings, climbing wall, zip line and tubing.
- e. Passive opportunities/programs – Examples of passive opportunities/programs discussed included: visual delight, planting, topography, views, sound, water feature, art, projection (night) cultural elements and storytelling. The group agreed the Pavilion should be designed as a four-season, yearround space. Suggested language regarding programming design involved: “Commercial interventions, as part of the Pavilion’s reimagining, are welcomed as appropriate. These are seen as an outcome of a successful park’s program, but not the foundation of a successful park’s program.”
- f. Office space – The group agreed the option of office space in the Pavilion RFQ, should remain an open question.
- g. Roof/cover needs – The group agreed the option of providing a membrane covering should be an open question in the RFQ.
- h. Goals for the program – *Steve McNutt* suggested the following “wish list” to serve

as direction and vision for the RFQ: 1) determine IMAX options (partial/complete removal); 2) determine whether to retain a membrane cover or LED lighting the Pavilion; 3) determine projection surface options; 4) sound system and general lighting; 5) food service; 6) restrooms; 7) capitalize on the relationship and 3D connection (catwalk) with the river; 8) strip Pavilion's interior to its core structure to develop multi-purpose, flexible space; 9) cultural components; and 10) collaborate with findings on a separate study on support/operations facilities. The majority agreed the IMAX should be removed. The workshop attendees agreed to bring the suggested language of the RFQ guidelines to the Park Board. The group agreed that an \$11 million to \$16 million Pavilion construction budget range will be noted on the first draft RFQ.

5. Adjournment – The workshop was adjourned at 5:12 p.m.

Notes approved by:



Leroy Eadie, Director of Parks and Recreation

REIMAGINING THE PAVILION



CIVIC ICON FROM AFAR

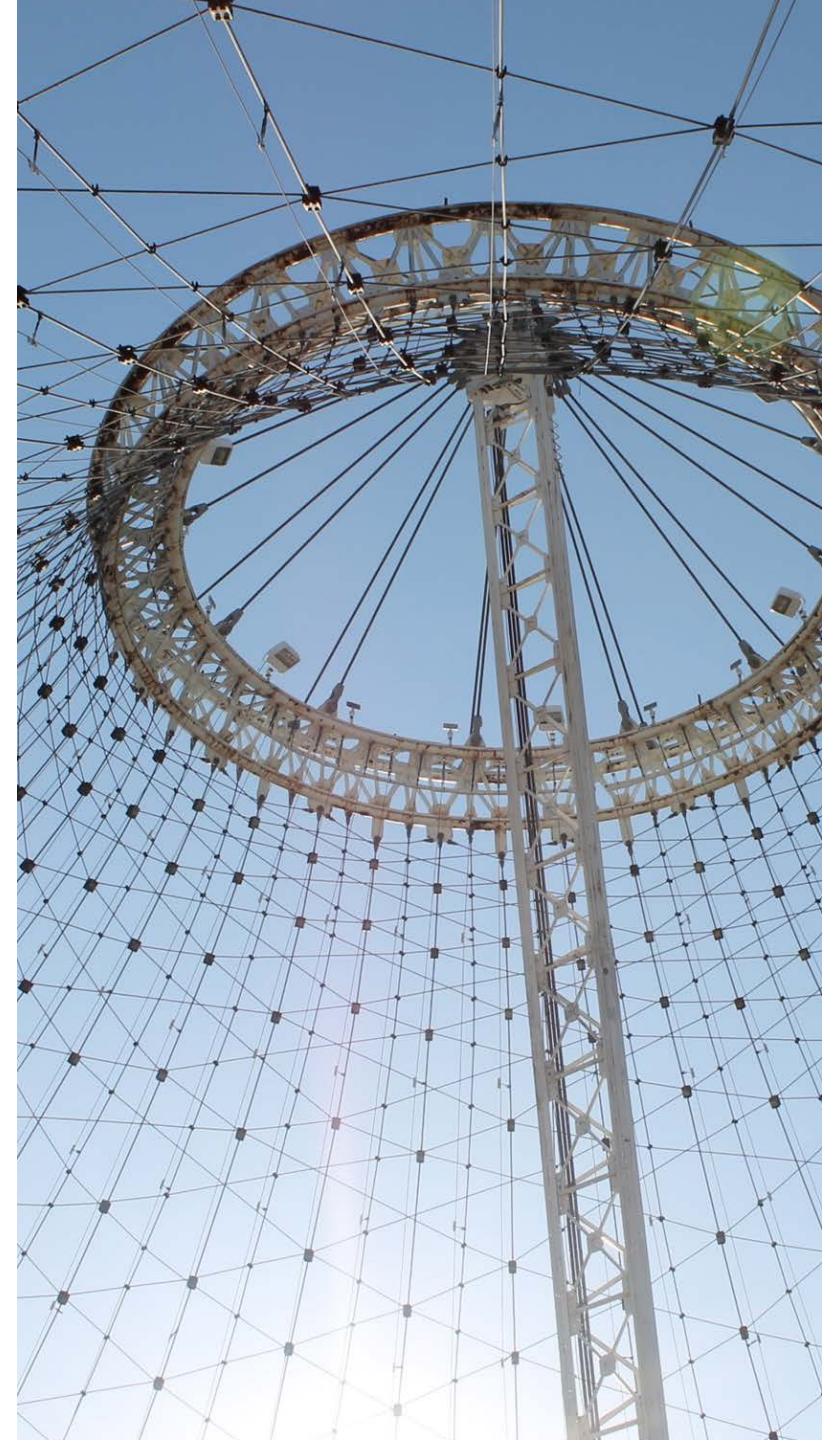


Introduction and Confirm Outcome

Honing the program for the reimagined pavilion and its interface with the adjacent Central Plaza.

- Common vision
- Areas for more study and resolution
- Common language
- What do we mean by THIS program?
- Essence of intent, not wordsmith
- Should be able to complete today...

(NOT a design charrette to determine aesthetic outcome or overly
define the experience)



Review of Pavilion: Work To Date



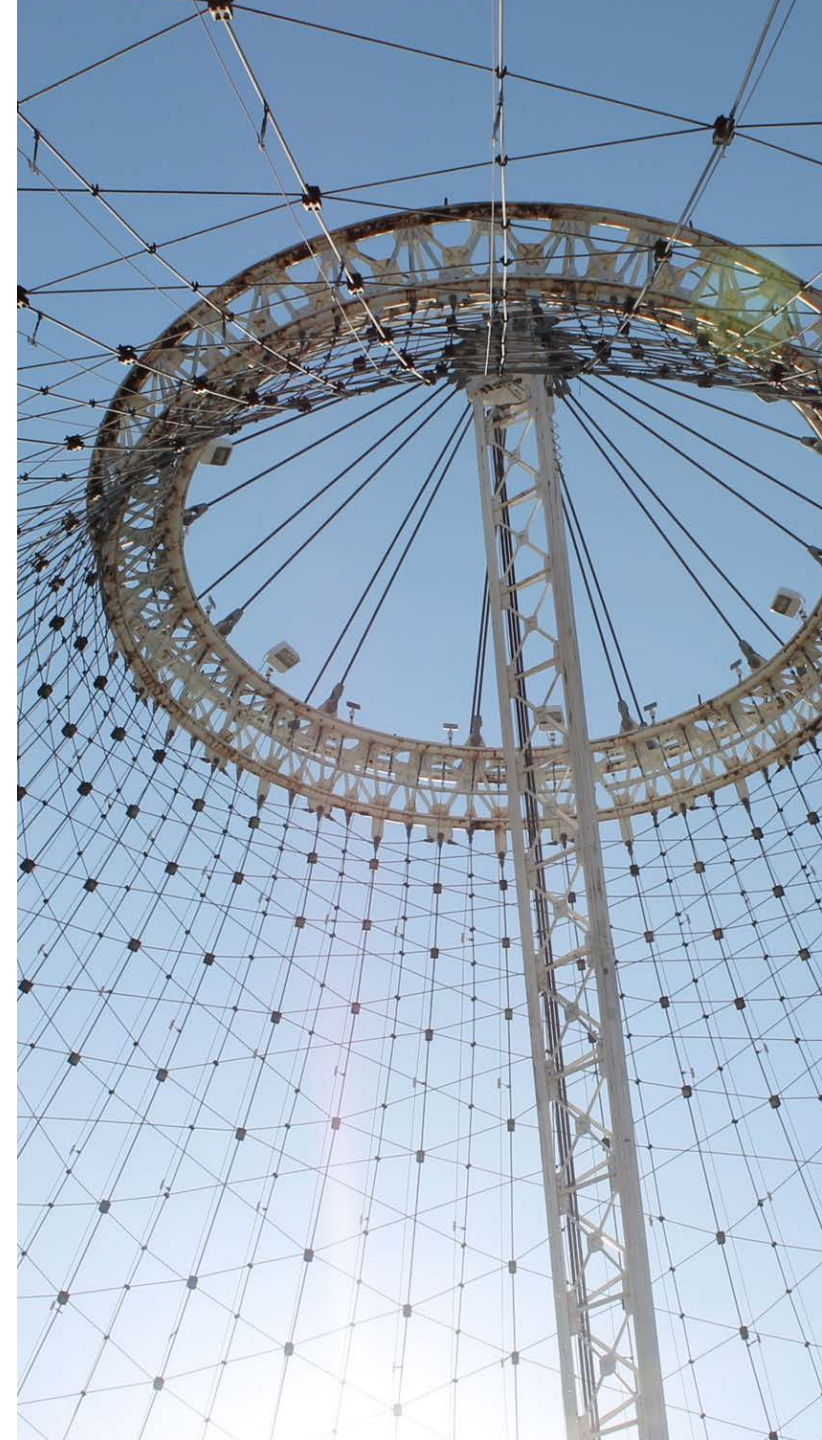
Pavilion Background Assessment/Reports

Built for Expo '74 – 150 ft. steel mast – four miles of steel cables – had 100,000 sq. ft. of fabric – cost \$1 million for cable/canvas – \$12.1 million for entire Pavilion.

Facility Condition: Pavilion is structurally sound but infrastructure/support systems (roofing, electrical, HVAC) are at the end of their life span (Integrus Study, 2012).

Peer Review: Due to the size of the venue and Spokane being a secondary market for touring events, it is unlikely that Parks and Recreation will be able to find an event promoter to take over operation of the Pavilion (BAE Urban Economics, 2014).

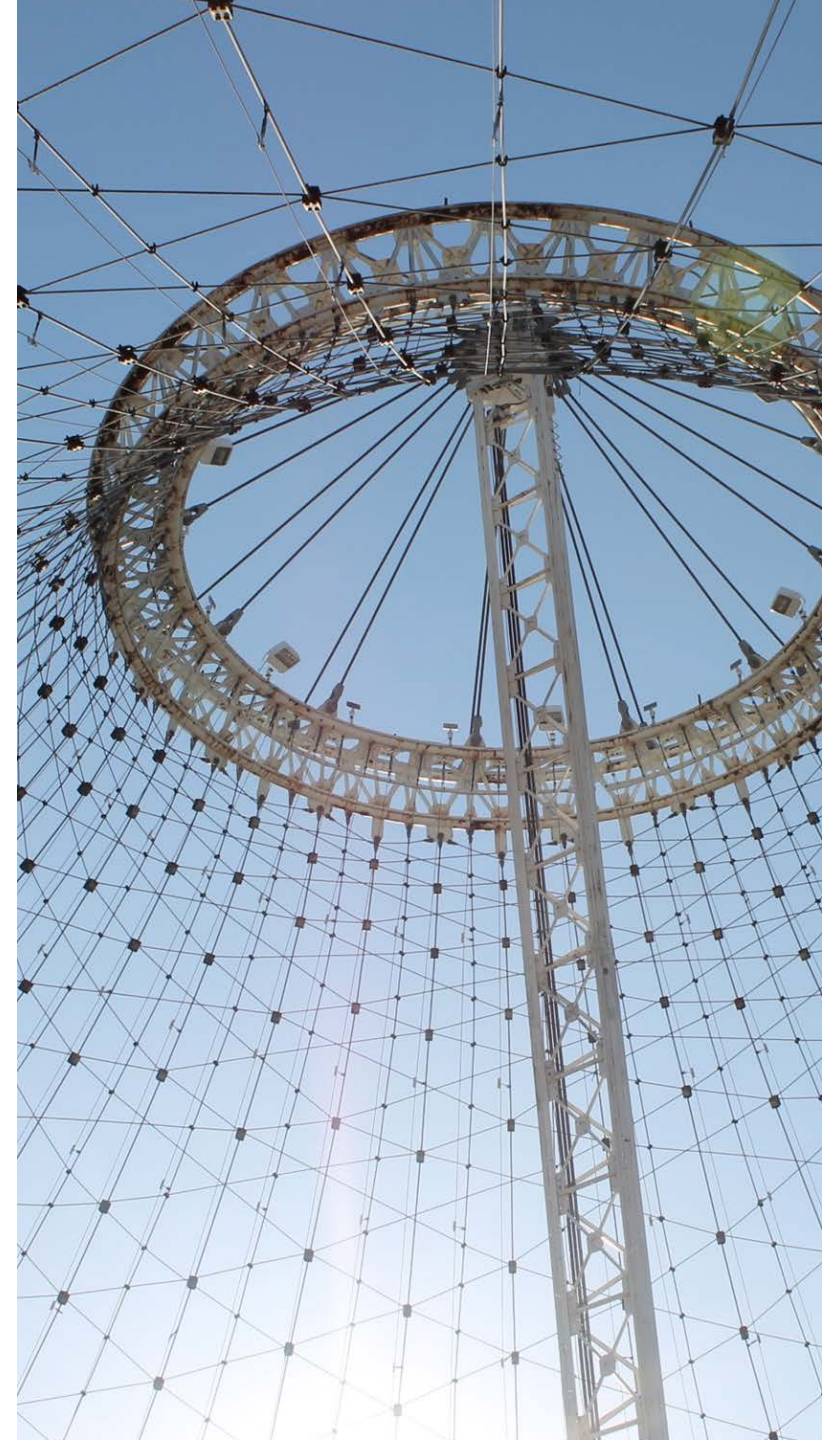
Market Analysis: Proposed facility can achieve success by retaining an experienced promoter/booker, deeply understanding the market – its needs, wants, price points, parking issues, the careful integration of alcoholic beverages, and the knowledge that 90% of the revenues will be realized from May 1 to September 30 (Critical Data, 2015).



Master Plan Vision

Riverfront Park Pavilion as THE central gathering place – a flexible-use space to host the Hoopfest, the Bloomsday Awards, musical concerts, symphonies and graduations 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 material in a formation that addresses the inverted funnel effect as well as allowing for video projections both interior and exterior to the covering.
- Develop improved access to the Pavilion for pedestrians, loading/unloading and parking access to the Pavilion and river.



October 2015 Park Board Pavilion Workshop/Survey

The Pavilion is a “beacon” that attracts people.

The Pavilion Cover: The Park Board says yes, recover it, agreeing again with the Master Plan. Everyone wants to use LED lighting to add that Wow!

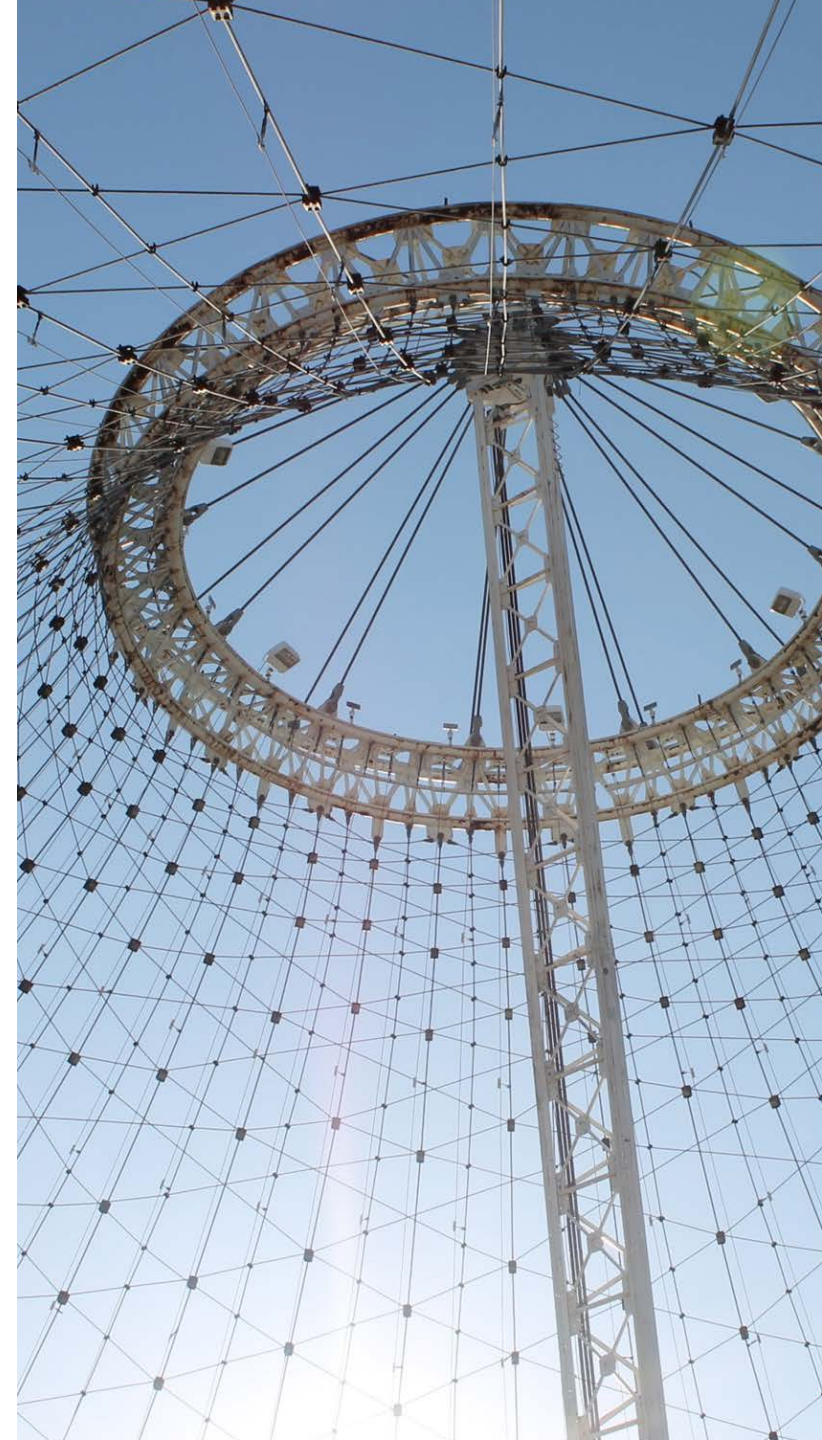
Design Factors: A majority of the Park Board leaves it open to the design team to recommend the final shape of the cover. Video projection on the cover, inside or outside, remains a question.

Passive and Active Spaces in the Pavilion: The Park Board sees a mix of the two.

Passive space like a path with artwork, water features and cultural/historical exhibits. The passive space should highlight or lead to river views, with small programmable space incorporated into the passive area.

Active space would be big enough to host a variety of community and arts events.

This includes the possibility of music, plays, weddings, etc.



October 2015 Park Board Pavilion Workshop/Survey

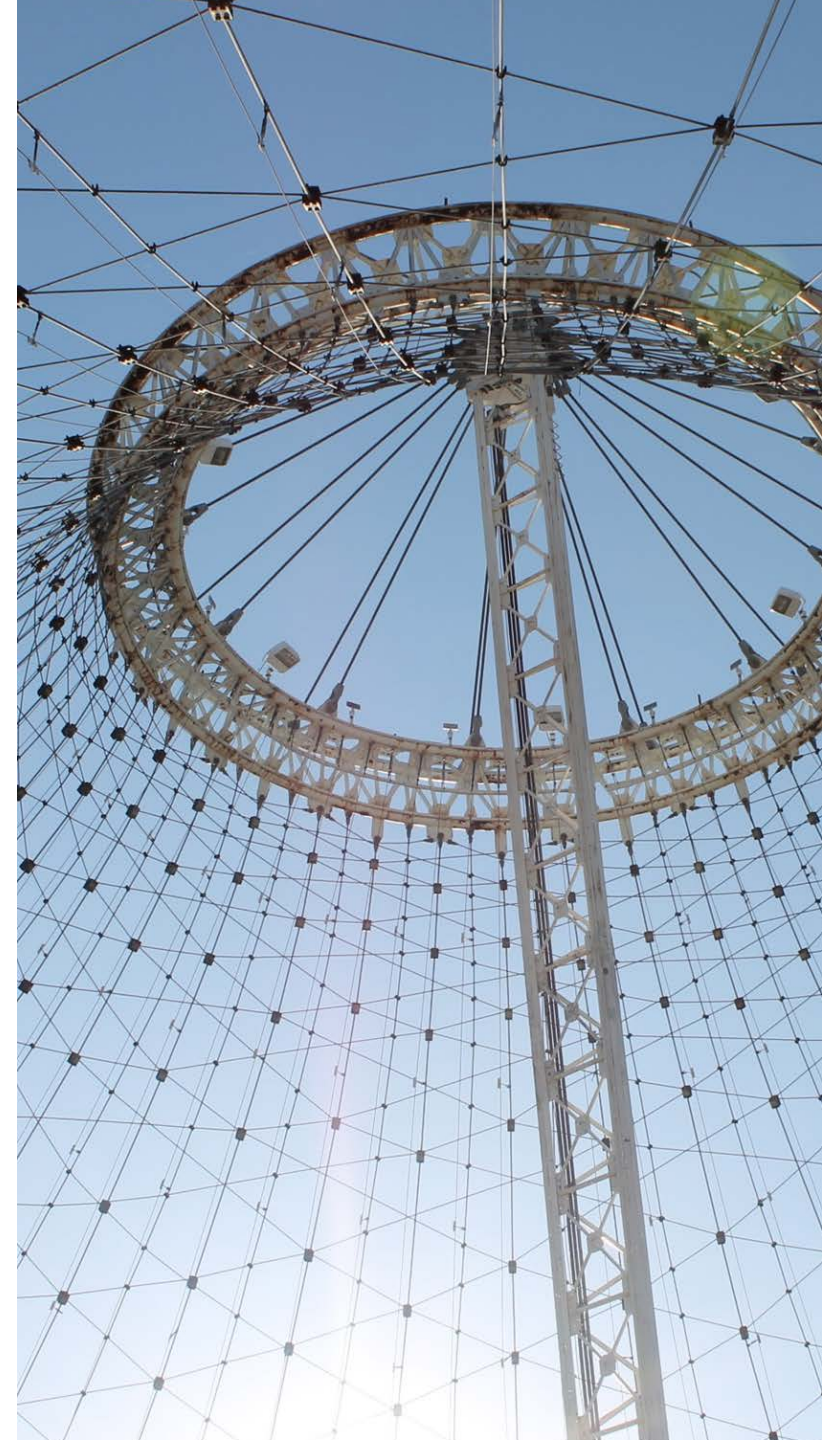
Design Factors: Identifying scale of what's possible in terms of hosting events.

- Hosting specific entertainment events like musical performances is incorporated into event space design not the primary driver in design.
- A full or partial kitchen to meet programming needs is strongly supported.
- Alcohol sales to be incorporated.
- Restrooms, storage, utilities, security, access for equipment, and other support functions will be incorporated.
- There is some concern around sound system and seating.

The IMAX: Saving enough of the IMAX for a Spokane River overlook and possible storage in the space underneath.

Design Factors: How this would tie-in with circulation and/or passive Pavilion walk through. Some Park Board members are comfortable removing the IMAX altogether. If used for storage, not having staff uses interfere with park visitors' experience.

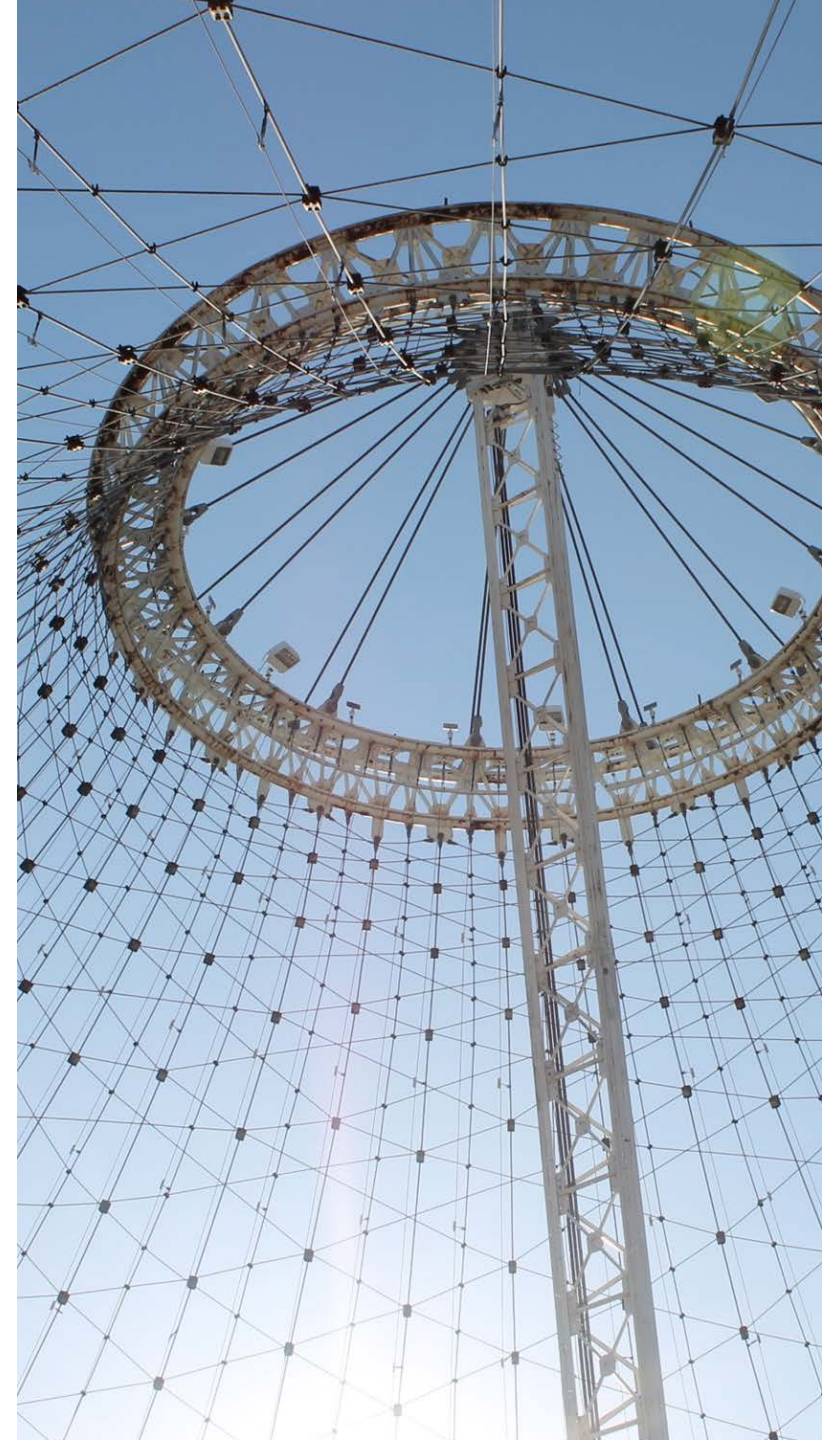
Office Space: The Park Board would like to keep staff essential to RFP in the Pavilion.



October 2015 Park Board Pavilion Workshop/Survey

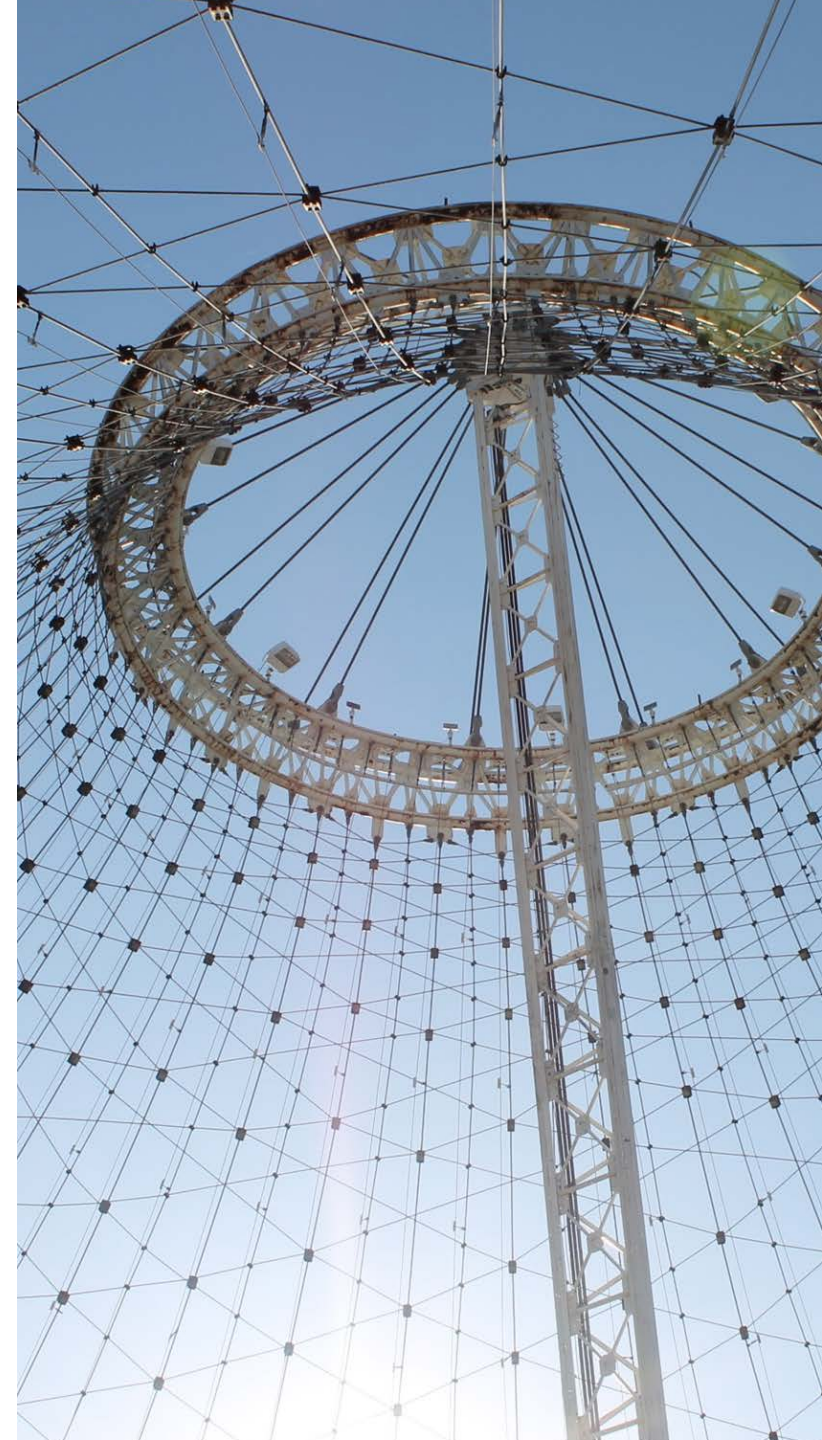
What's off the Table:

- Wheel park
- Rides and mini-golf as permanent attractions
- A high-end restaurant



Evolving Vision

1. **Passive, first and foremost.**
2. **Permanent active/managed events add to the mix.**
3. **Not a performance venue, a rich space that welcomes performance.**



Facility Tour



Current Budget Assumptions

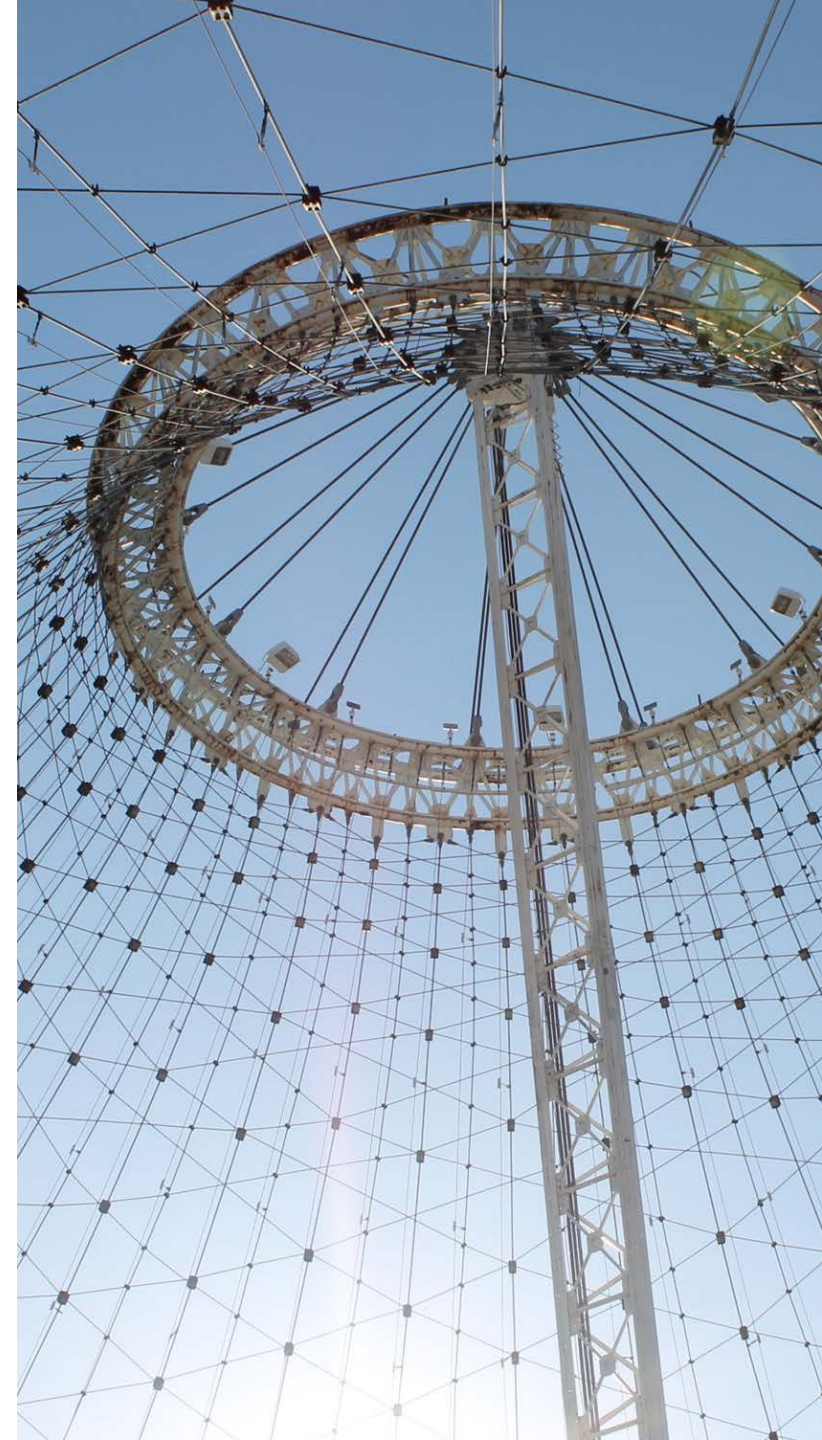


Physical Pieces/Zones of the Project



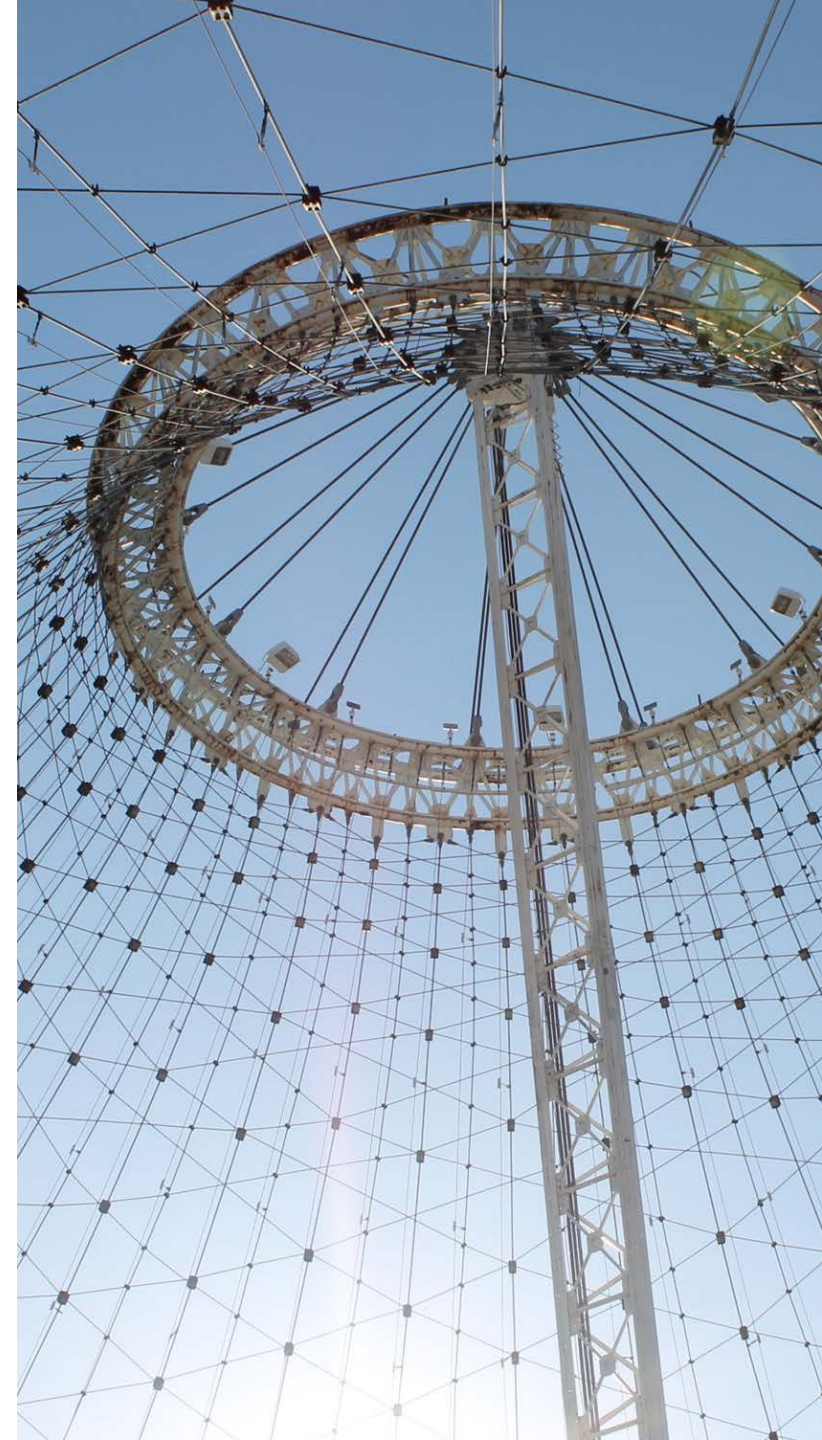
Physical Pieces/Zones of the Project

1. The “Ring”: EXPO Legacy element, exterior space, icon from afar and exceptional opportunity.
2. The Administration Building: Expo element, heavily altered, interior space, architecturally integral to the ring.
3. The IMAX: A post-Expo addition to the Pavilion, both tower (visible, potentially considered iconic) and podium, with tower slated for removal in Master Plan. Podium slated to stay.
4. Spokane Story: A post-Expo addition to the Pavilion, of questionable program and architectural value.
5. Skate Support Building: Utilitarian service/support structure of questionable program and architectural value.
6. Cherished elements include...



Planned Events and Performances

1. Not a concert venue, but a performance venue that welcomes performance and grassroots events.
2. Grassroots performances – a catalyst for city culture.
3. Build on what's already successful in the community.
4. Provide an intuitive “stage element” and basic, easy-to-use, manageable infrastructure.



Active/Managed Events

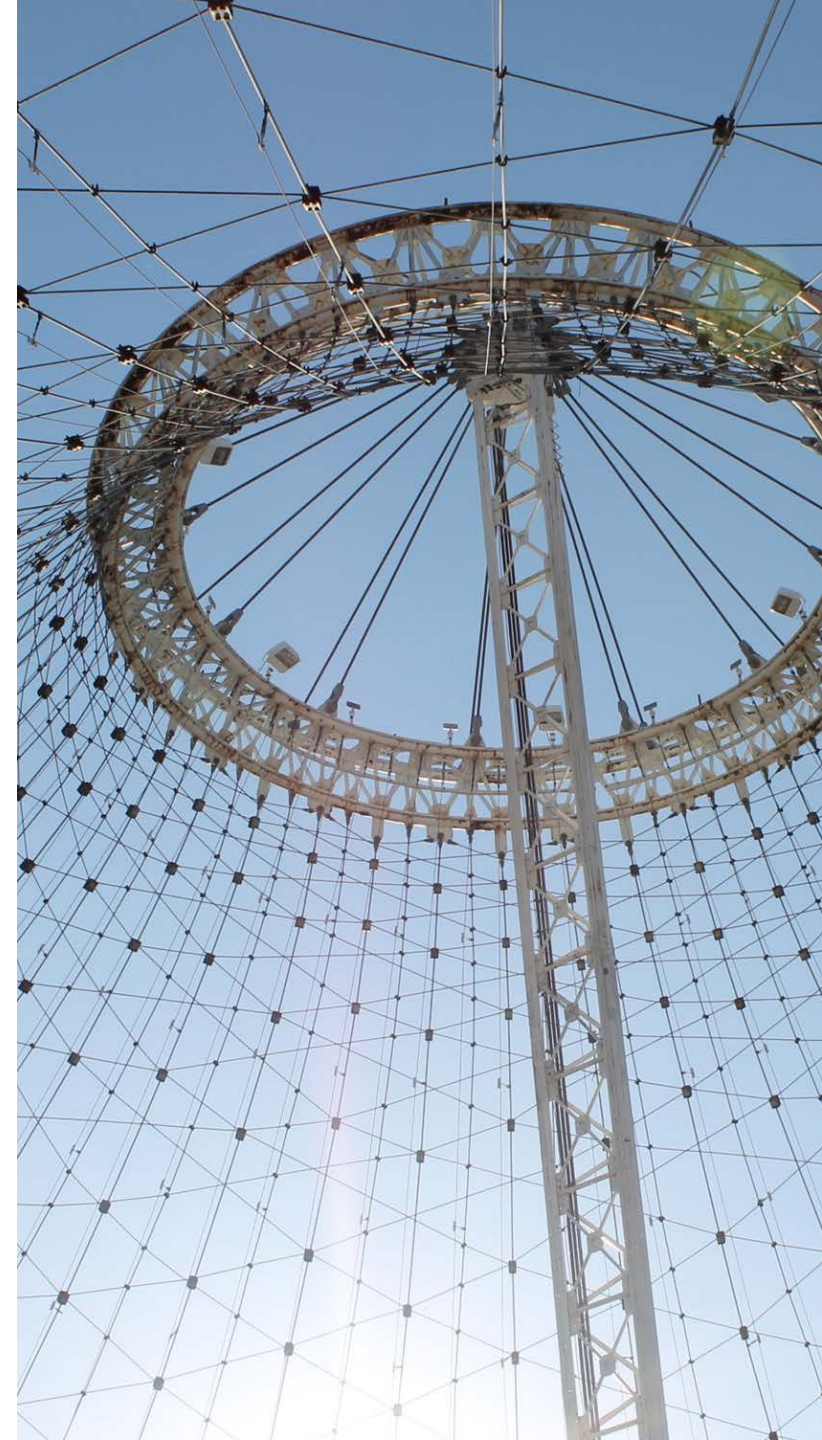
Permanent elements that are attractions, which will require a higher level of management and monitoring, part of a new “Park Pass,” could include:

1. Catwalk
2. Slides
3. Swings
4. Climbing
5. Zip line
6. Tubing (Winter)



Passive Opportunities

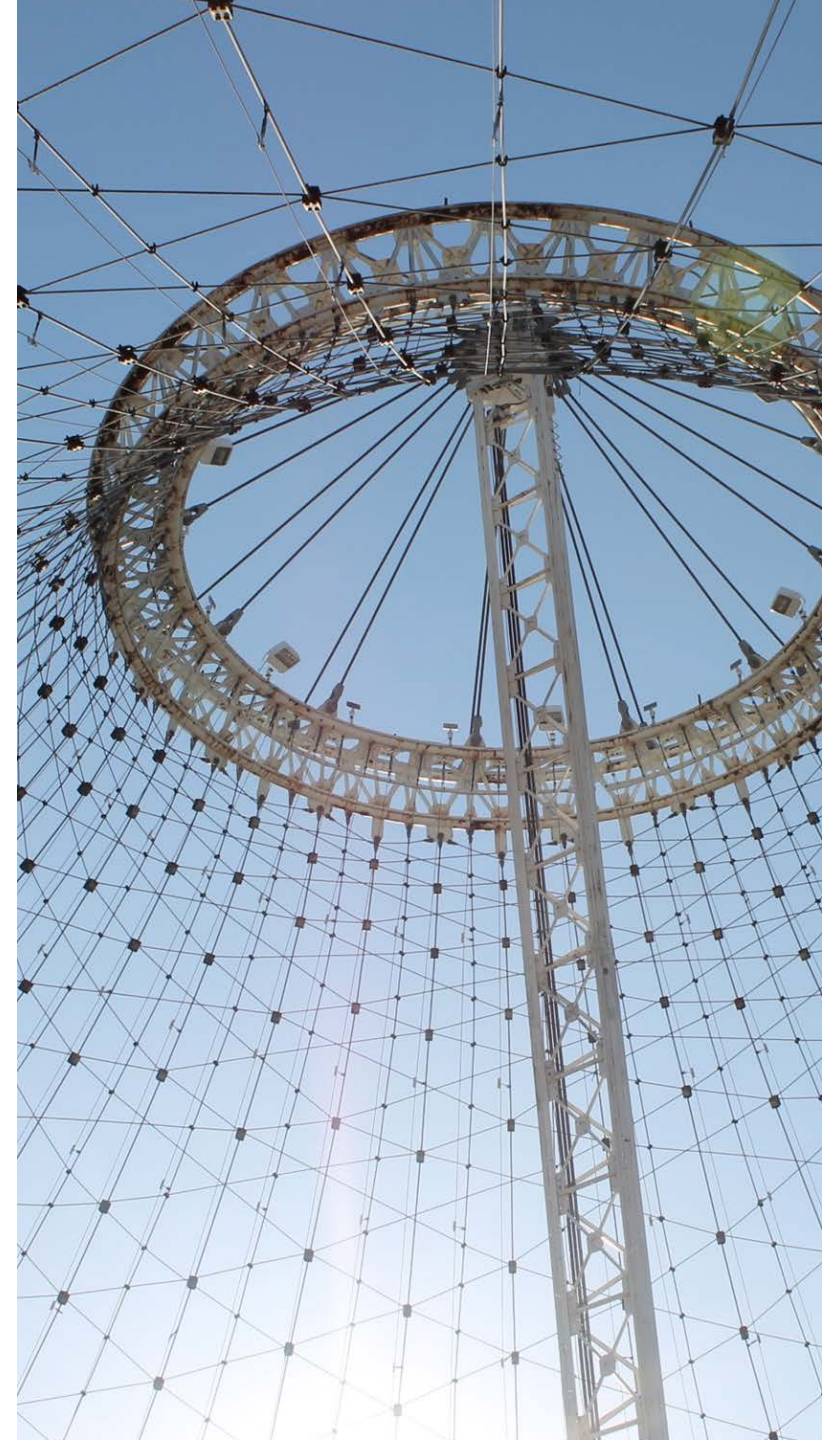
1. Visual delight
2. Planting
3. Topography
4. Views
5. Sound
6. Water feature
7. ART!
8. Projection (night)



Roof and Cover

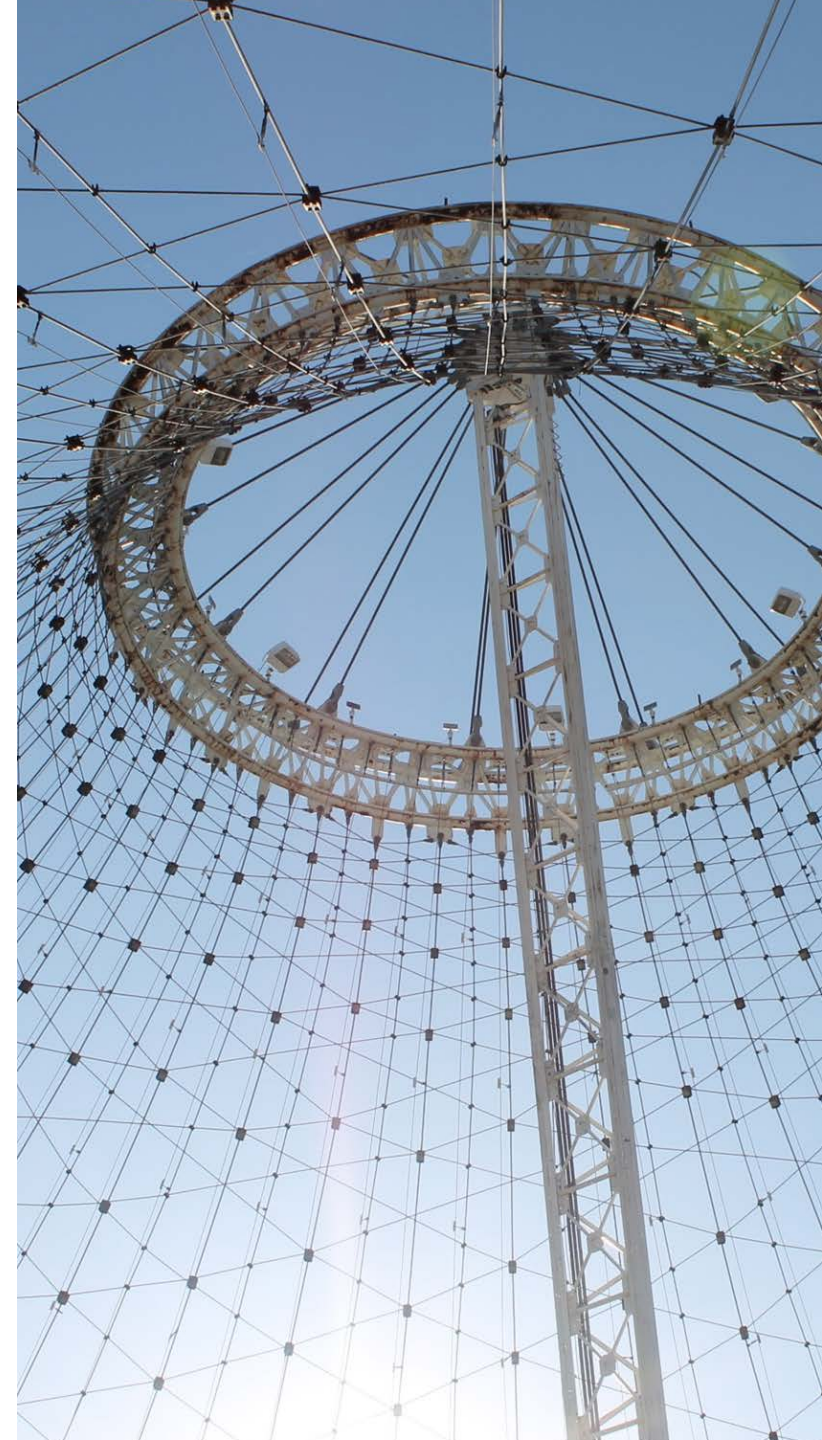
The decision about the roof and recovering the Pavilion should be driven by how this will enhance (and not limit) the program envisioned for the Pavilion.

The cable cone is a cherished icon of the community, the visual appearance of the cone should be protected and enhanced, whether through solid cover or other means.



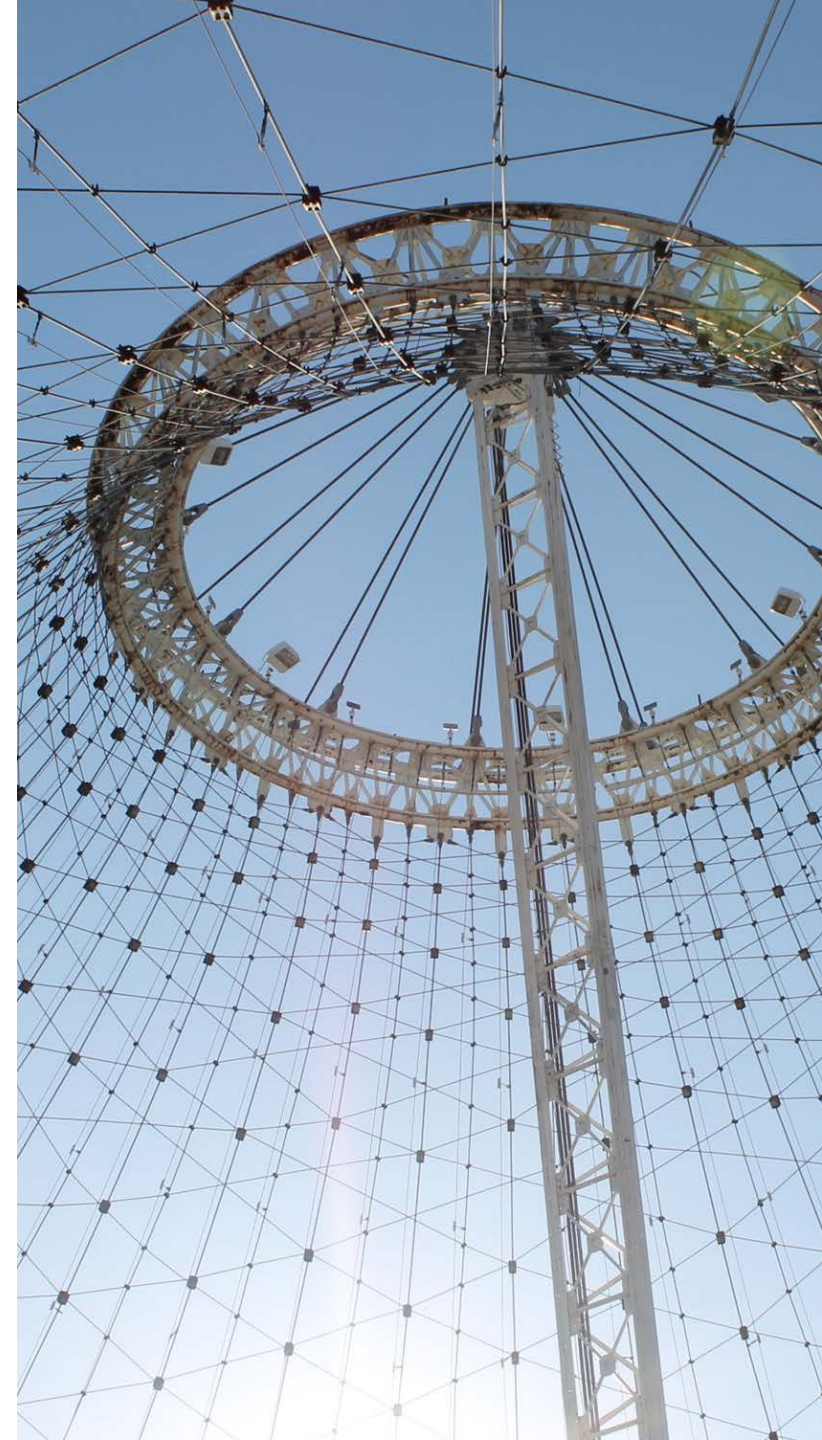
Commercial Considerations

Commercial interventions as part of the Pavilion's reimagining are welcomed, as appropriate, but are seen as an outcome of a successful parks program, not the foundation of a successful parks program.



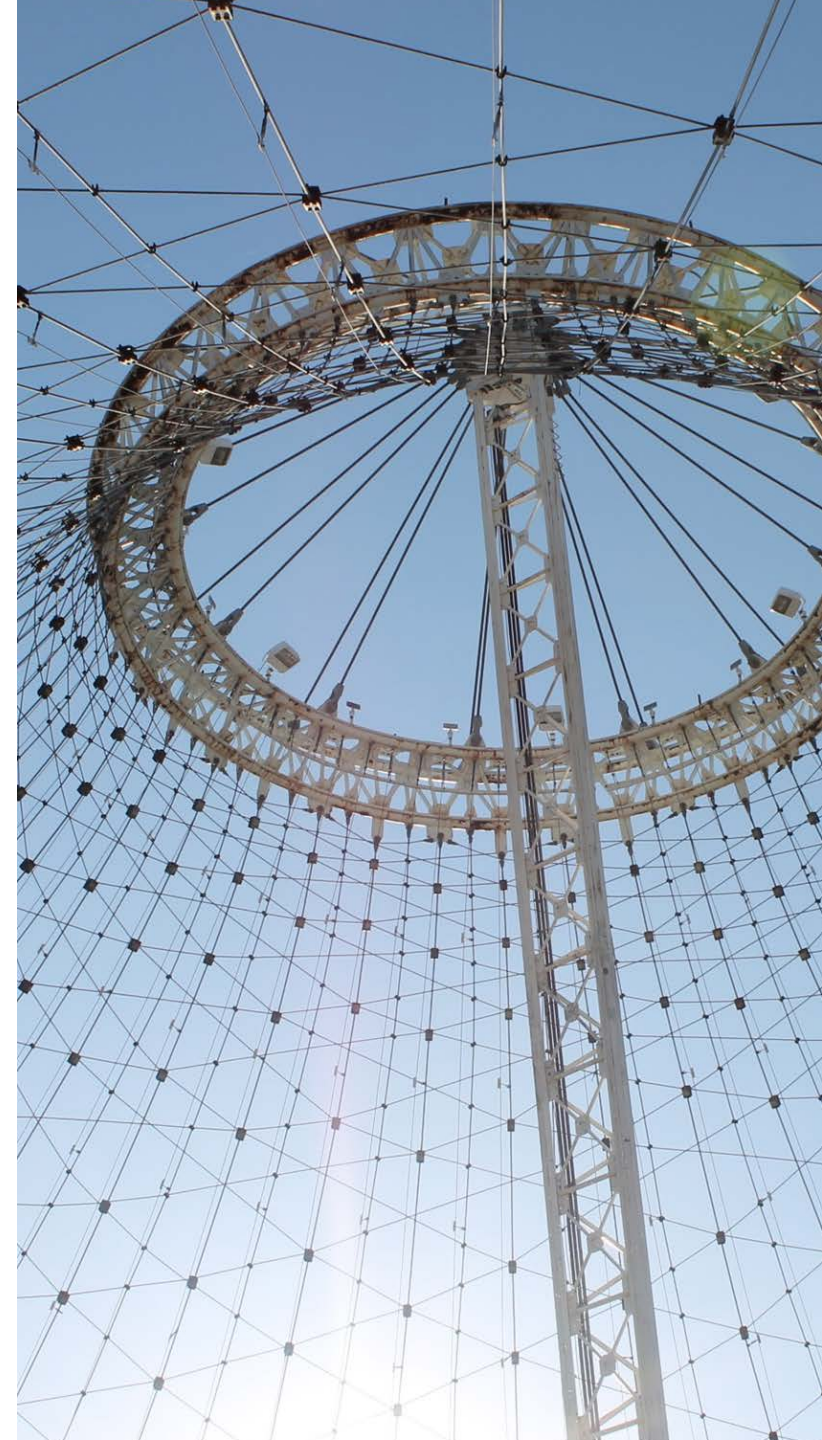
Interior/Exterior Relationships

The “ring,” reimagined administration building, and central plaza must all work together for more events when needed, but may also be managed as separate program sites when appropriate.

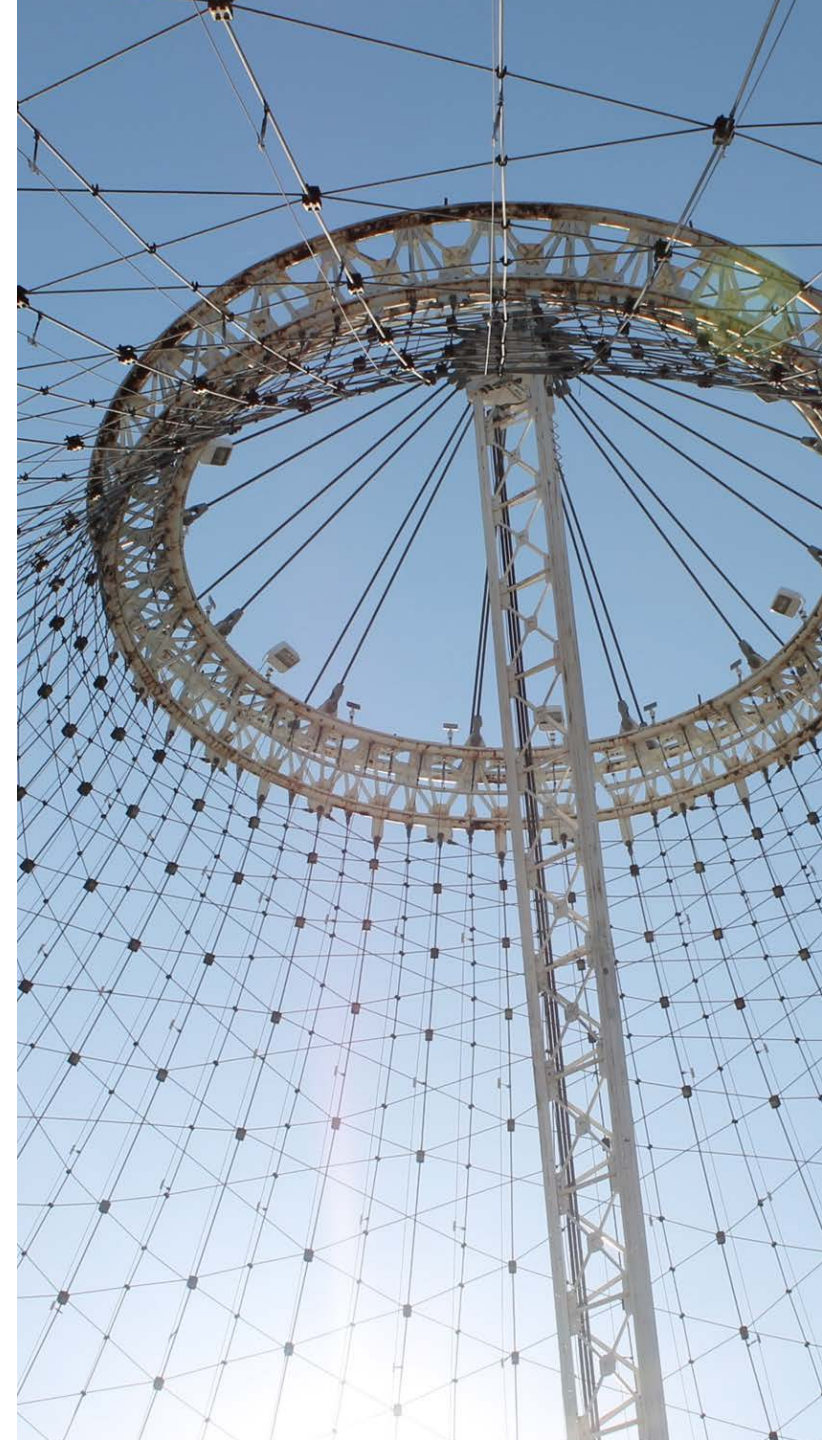


Circulation Possibilities and Access

1. Major portals to the “ring” offer intuitive access to the reimagined Pavilion; what other circulation points and access should be considered?
 - i. Direct to central plaza?
2. Service and maintenance needs shall be seamlessly integrated into the design of the Pavilion to minimize disturbance of the passive park experience.

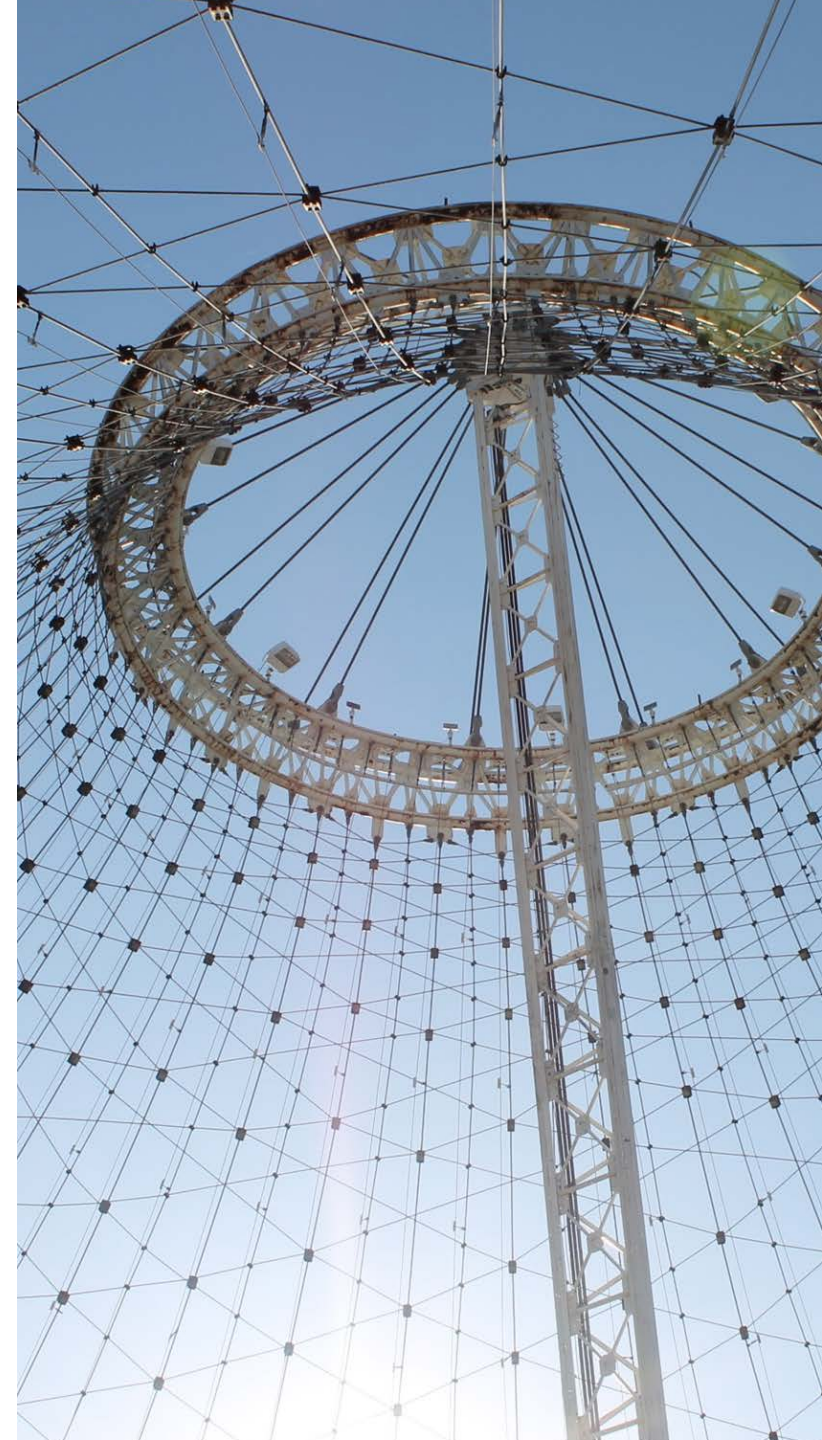


Finalize Decision on Goals for Program



Next Steps

1. Hone Architectural RFQ
2. Other steps as determined
3. RFQ Schedule (Leroy)
4. Written Summary by Berger



REIMAGINING THE PAVILION





**ROOTED IN THE
LANDSCAPE**



UNIQUE

CIVIC ICON FROM AFAR



NOT ICONIC ON ARRIVAL











**EXPERIENCE WITHIN TO
EXCEED EXPERIENCE
FROM AFAR...**



...AT ALL TIMES



**NOT A BUILDING,
NOT A VENUE...**



**...A LANDSCAPE
LIKE NO OTHER!**







CAPTURE ELEVATION







WELCOME TOPOGRAPHY!







CELEBRATE ENCLOSURE!

AMAZING EXPERIENCE!

























YET STILL ... A VENUE!

REIMAGINING THE PAVILION



**RIVERFRONT PARK MODERNIZATION
BUDGET COMPARISON
SPOKANE PARKS RECREATION DEPARTMENT**

MASTER PLAN BUDGET

PARK GROUNDS, INFRASTRUCTURE & PLAYGROUNDS	20,000,000
US PAVILION/EVENT CENTER	24,000,000
IMPROVED LOOFF CARROUSEL BLDG & VISITOR CENTER	4,500,000
PUBLIC SAFETY & IMPROVED ACCESS	2,800,000
IMPROVED & RELOCATED ICE RINK/IMPROVED SKYRIDE	2,200,000
IMPROVED PARK SHELTERS	2,000,000
RESERVE CONTINGENCY	4,500,000
PAY DEBT SERVICE	<u>4,300,000</u>
TOTAL	64,300,000

CURRENT BUDGET

RECREATION RINK / SKYRIDE	8,200,000
LOOFF CARROUSEL	8,500,000
HOWARD STREET BRIDGE SOUTH	6,600,000
PROMENADES	5,300,000
HAVERMALE ISLAND (PAVILION & GROUNDS)	23,000,000
CANADA ISLAND	1,100,000
NORTH BANK	6,500,000
SOUTHEAST BANK	1,200,000
PROGRAM LEVEL OWNER COSTS	4,900,000
ADDITIONAL BUDGET RESOURCES	<u>400,000</u>
TOTAL	65,700,000

HAVERMALE ISLAND BUDGET DETAIL

PAVILION/MAINTENANCE FACILITY CONSTR BUDGET (Incl'd WSST)	11,000,000
PAVILION/MAINTENANCE FACILITY SOFT COST	<u>2,500,000</u>
Subtotal	13,500,000

GROUND'S CONSTR BUDGET (incl'd WSST)	7,800,000
GROUND'S SOFT COST	<u>1,700,000</u>
Subtotal	9,500,000

HAVERMALE ISLAND BUDGET TOTAL	23,000,000
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