

Conditional Use Permit Application

1. List the provisions of the land use code that allows the proposal.
 - a. **Spokane Municipal Code 17C.124.510, "Windows-Building Design"**
Required Street Facing Window Area and Façade Features.
 - i. For buildings facades visible from, fronting on, and located within sixty feet of a lot line of a complete street the minimum percentage window glazing requirements found within Table 17C.124-4 Complete Street Window Standards apply. On the ground floor, display windows may be used to meet half of the requirement. (R)
 - ii. On Type III streets in the DTG, DTU, and DTS zones a minimum of fifty percent of any ground floor nonresidential building facade that is visible from and located within twenty feet of the lot line of an arterial street designated on the arterial street plan shall be comprised of windows. Display windows may be used to meet half of this requirement. (R)
 - iii. In all downtown zones, buildings that do not front on a designated complete street or an alley a minimum of thirty percent of any ground floor nonresidential building facade that is visible from, fronting on, and located within sixty feet of the lot line of the street shall be comprised of windows. Display windows may be used to meet half of this requirement. (R)
 - iv. In all cases, required window glazing between two and forty feet shall comprise of clear, "vision" glass allowing views into the interior. (R)
 - v. Blank wall areas on street facing facades may not extend more than twenty-five feet without a window, glass-covered display area, entryway, or a recessed area of a minimum size of two feet deep by six feet wide by ten feet high.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
 - a. The proposed Sportsplex satisfies a variety of City of Spokane Comprehensive Plan goals.
 - i. SITE Summary - Dean Avenue and Cataldo Avenue are considered Type IV "Neighborhood Streets" under the Complete Street designations. The proposed partial vacation of Dean Avenue will reduce the right-of-way width but will provide 12-foot wide sidewalks on each side, as well as 13-foot wide vehicular and transit lanes. Drop off lanes are also planned on both sides of the street to provide safe drop

off access to the Sportsplex. This portion of Dean Avenue is currently listed under the Pedestrian Master Plan as a “highest priority” pedestrian street for infilling missing sidewalks. Traffic calming and pedestrian safety measures, such as curb bump-outs at well-lit crossings, will be featured in the proposed design.

1. The Sportsplex will provide and enhance public views of the Spokane River and Riverfront Park.
 2. The facility will infill numerous vacant or abandoned properties as part of the continued investment in the North Bank area of downtown Spokane and improve the aesthetics of the neighborhood.
 3. The project will upgrade pedestrian connectivity and develop a primary pedestrian corridor from the existing PFD parking lot to the north end of Riverfront Park.
 4. The Sportsplex site strategically places the proposed facility in a location that compliments Spokane’s other event, entertainment, and recreation facilities in the downtown core.
 5. The facility uses under-utilized, existing parking in the PFD lots north of Dean Avenue.
 6. The Sportsplex provides recreational opportunities for local and out of town athletes and can be utilized for a wide variety of recreational and community programs.
 7. The development will provide jobs in the downtown core, both at the facility itself and by supporting nearby service industries.
 8. The vacation of Cataldo Avenue will help address safety issues that occur at the Cataldo/Washington intersection by redirecting eastbound traffic to Dean or Boone.
- ii. LU 5.4 – Natural Features and Habitat Protection & NE 15.1 – Protection of Natural Aesthetics
1. Goal Summary: Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat, including steep slopes. Protect and enhance nature views, natural aesthetics, sacred areas, and historic sites within the growing urban setting.
 2. Achievement: The Sportsplex design will provide and enhance exquisite views of the Spokane River, Canada Island, downtown, and the proposed North Bank improvements in Riverfront Park. The design also interacts with the existing

basalt cliff and encourages interaction with the natural features of the adjacent park.

iii. LU 5.5 – Compatible Development & DP 2.12 – Infill Development

1. Goal Summary: Promote well-designed infill projects that fit the context of the surrounding areas.
2. Achievement: The Sportsplex project will infill numerous vacant or abandoned properties and turn a neglected neighborhood into a world class recreation center.

iv. TR 1 – Transportation Network for All Users:

1. Goal Summary: Design the transportation system for all users, maximizing innovation, access, choice, and options across the four seasons for pedestrians, bicycles, emergency vehicles, transit, freight, and motor vehicles.
2. Achievement: The Sportsplex project maintains vehicular, bicycle, pedestrian, and transit routes along Dean Avenue and creates inviting pedestrian destinations. The east-to-west pedestrian connections existing on Cataldo Avenue are maintained by creating pedestrian pathways east-to-west along the south side of the building. A primary pedestrian corridor will also be developed from the existing PFD parking lot, along the west side of the Sportsplex, with an outlet at the north end of the promenade that runs through Riverfront Park to downtown.

v. TR 11 – Transit Operational Efficiency

1. Goal Summary: Accommodate and promote STA's improvement projects and maintain their service areas.
2. Achievement: The partial vacation of Dean Avenue does not impact the serviceability of the Plaza/Arena Shuttle (Route 11).

vi. TR 18 – Parking & DP 2.13 – Parking Facilities Design

1. Goal Summary: Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired; develop shared parking strategies.
2. Achievement: The Sportsplex project does not produce an excess of additional parking lots, but rather uses under-utilized, existing parking in the PFD lots north of Dean Avenue.

Refer to the previously noted information on parking for additional information.

vii. ED 1.1 – Economic Development Programs & ED 1.3 – Economic Development Progress

1. Goal Summary: Work with regional jurisdictions and community economic development organizations to promote economic development.
2. Achievement: The Sportsplex is a product of the City of Spokane, Spokane Public Facilities District, Spokane Sports Commission, and numerous other jurisdictional and economic development entities working together to boost the local and state economies through the attraction of visitors to our community.

viii. ED 3.10 – Downtown Spokane & N1.1 – Downtown Development

1. Goal Summary: Promote downtown Spokane as the economic and cultural center of the region.
2. Achievement: The Sportsplex will draw visitors to Riverfront Park and downtown, supporting the goal of economic growth. The Sportsplex site strategically places the proposed facility in a location that compliments and adds to Spokane's other event, entertainment, and recreation facilities in the downtown core.

ix. ED 8.3 – Recreation and Tourism Promotion

1. Goal Summary: Promote the region's outdoor amenities, recreational opportunities, and tourism.
2. Achievement: The Sportsplex provides recreational opportunities for local and out of town athletes and spectators and can be utilized for a wide variety of recreational programs. The Sportsplex is designed with direct pedestrian connectivity to Riverfront Park, promoting our community's outdoor amenities throughout the park, as well as along the river and Centennial Trail. The Spokane Sports Commission will promote the Sportsplex to recruit events and bring tourism dollars to our community.

x. DP 4.1 – Downtown Residents and Workers

1. Goal Summary: Encourage investments and create opportunities that increase the number of residents and workers in downtown.

2. Achievement: The Sportsplex will provide jobs in the downtown core, both at the facility itself and by supporting nearby service industries. The Sportsplex is part of a continued investment in the North Bank area of downtown Spokane, along with other current projects like the Riverfront Park redevelopment and the Wonder Building renovation.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
 - a. With the site being located downtown the project meets concurrency requirements and won't be an issue.
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.
 - a. The site design of the building is driven by the basalt bluff. The building has been rotated to provide views and pedestrian circulation that compliments the site. The connection down the 20' bluff to the park is a major driving design element. The roof form and profile is distinct to this being a sports facility, demanding a modern crisp edge. The First Interstate Arts project used a similar clean, crisp line to accentuate the sky.
 - b. With the proximity to the Arena and civic theater, this could quickly become another sports/event neighborhood. The Sportsplex orients toward the arena and frames views to both the arena and park. The scale of the building is reduced by minimizing height and breaking up large walls with projecting and recessed forms. The form of the building is at the scale of the arena and pulls large forms together in a similar fashion. The building is designed without excess fluff. The program is translated directly into the shape of the massing and visual cues are provided throughout to reference the inside relationship.
 - c. This project provides an ADA pathway open to the public 24/7 around the entirety of the building. This walking path connects the parking to the north with the park to the south as well as the arena to the hotels across Washington. The transparency of the building allows pedestrian "peek throughs" in many different locations. The main entry is of glass which promotes security and clearly identifies itself. Weather protection is provided along the entire pedestrian circulation. The back of the building to the east will be a major art area and provide visual cues to what happens inside.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

- a. SEPA has been processed and issued.

The design departure that we are applying for regards section SMC17C.124.530. Cataldo will be fully vacated and a private street. This departure is only for the façade facing Dean Avenue.

- i. (R) percentage of glazing along Type IV street per Table 17C.124-4
 - ii. Though not listed as a (R) or (P), treating areas of blank walls of more than 25' with windows or other recessed area.
6. We feel we are meeting the purpose of this section by the items listed below: Purpose: To provide a pleasant, rich and diverse pedestrian-friendly experience by connecting activities occurring within the structure to adjacent sidewalk areas, eliminating a fortress like façade.
- i. The design encourages observation or viewing opportunities by restricting fortress-like facades at street level by providing 4' wide clear glass sections into the building sports arena. Including 50% glazing at ground level for a sports facility of this scale would disrupt the types of event by adding too much glare which would in turn require adding shading devices and defeat the purpose of the pedestrian connection. Also, a great number of windows can become a safety issue during events because of the type of equipment used.
 - ii. Relocating ticketing program to the north side, as well as our use of landscape and building graphics along the north façade avoid a monotonous pedestrian environment by encouraging an environment for visual stimulation, and an environment that is active.