# Spokane Convention Center Completion Project

2013-026

# DESIGN REVIEW RECOMMENDATION MEETING SUBMITTAL

July 3, 2013

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   c. Color, Texture, Pattern, Materials and Illustrations

# 1.
# Written Summary

Spokane Convention Center Completion Project



**GARCO | ALSC | LMN**

# 1.a
# Note Any Changes to the Project Since the Collaborative Workshop

CHANGES BETWEEN THE FEBRUARY 22, 2012 CONCEPT DESIGN REPORT AND THE CURRENT PROJECT DESIGN

1. The Building now extends further to the west. The eastern portion of the previous open plaza space is now at the upper level of the building at the Havermale Terrace and steps.

2. The Double Tree loading dock is now under the new building and the view from the outside has been obscured from outside by the building and visual screen walls.

3. There is now an inaccessible green roof space north of the Exhibit Hall at the upper level.

4. The building meeting rooms have been move to the west and are on both the upper and lower levels. The Ball room space is now at the lower level on the east side of the building

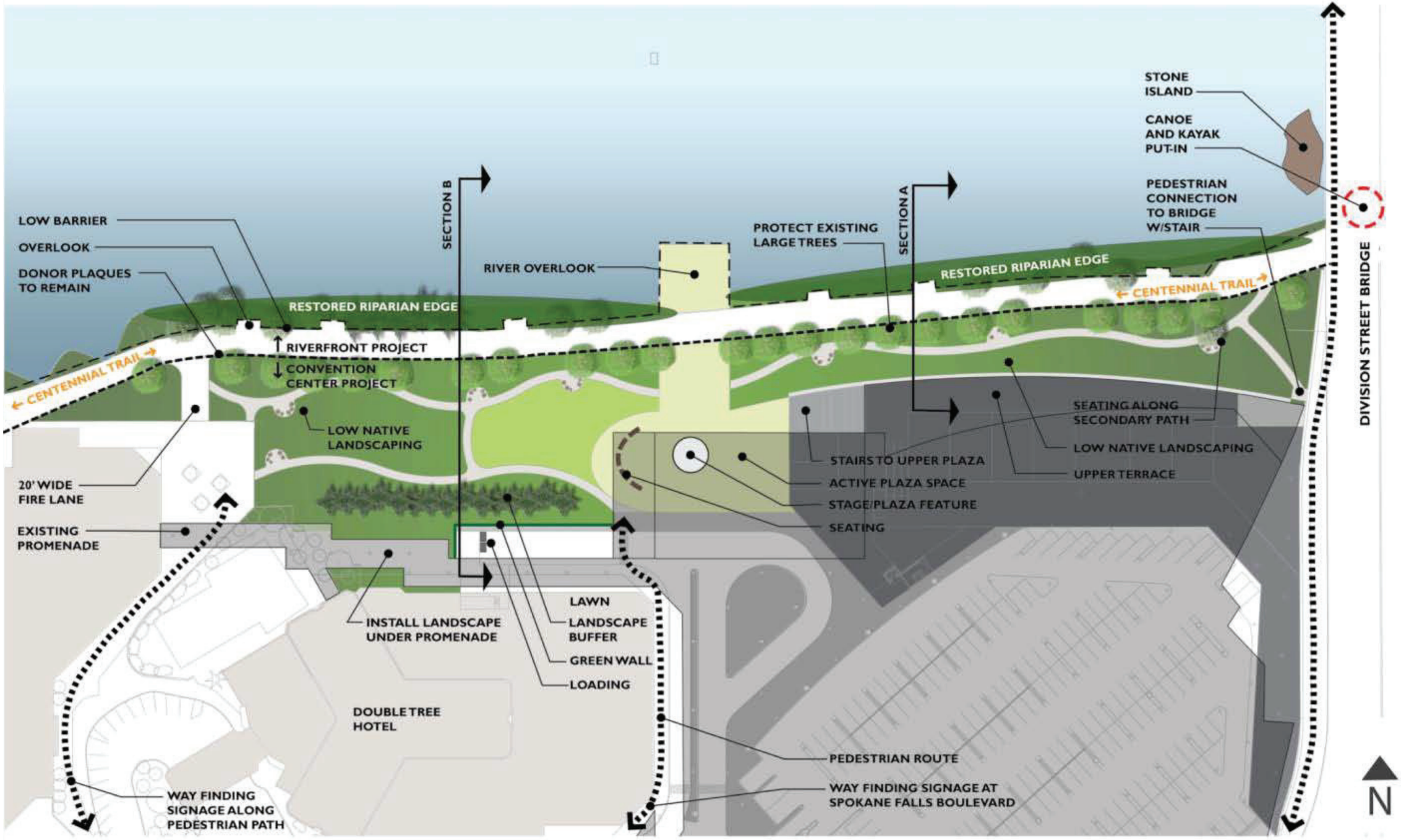
5. There is now river bank access from the Mezzanine Level parking that connects to the Division Street pedestrian stair.

6. The river overlooks are scaled back to comply with the City's Shoreline Regulations.

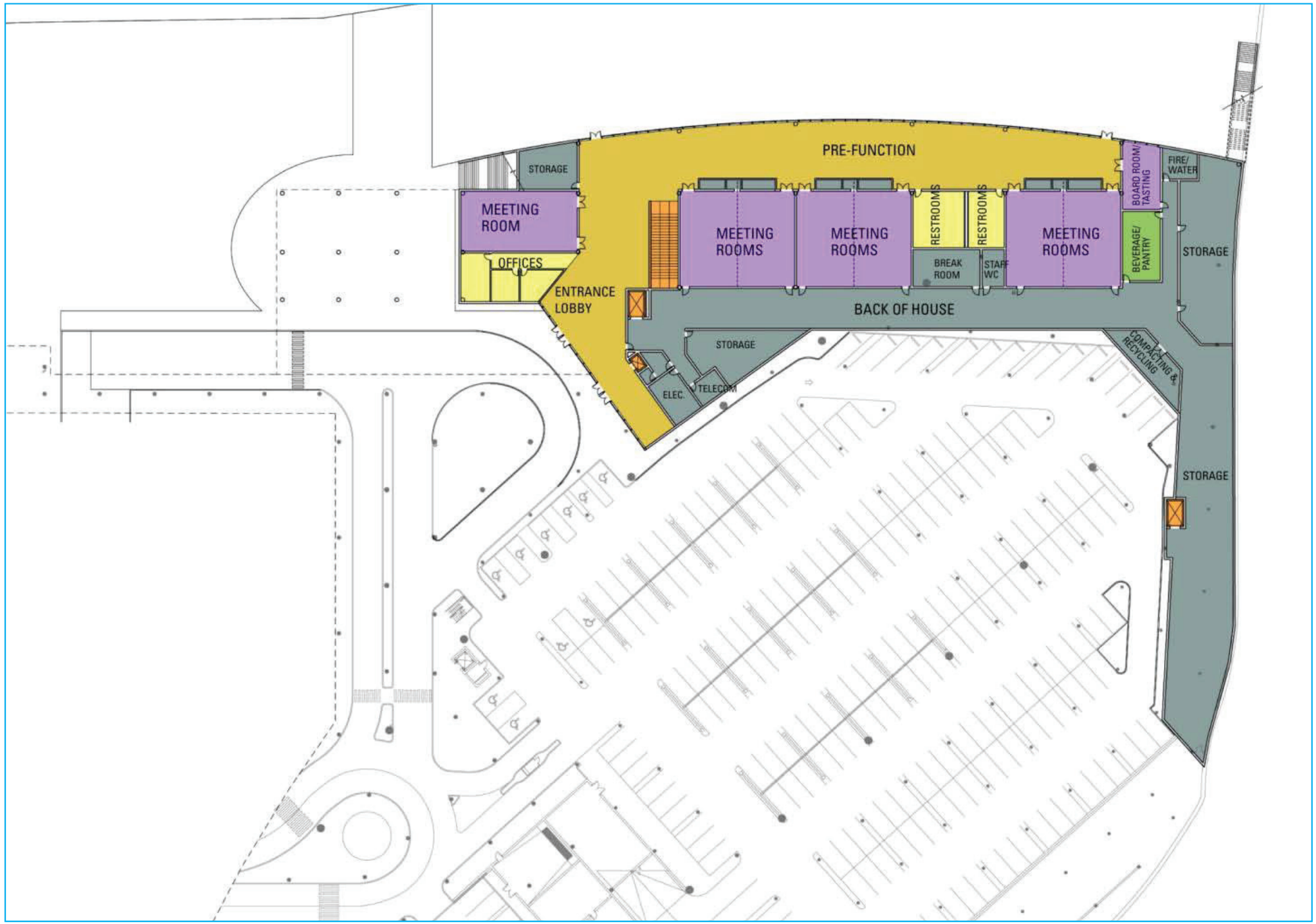
7. Fire Department site access to the building is now addressed from the paved Centennial Trail.

# February 22, 2012 Study

# Landscape Master Plan



# Ground Level Plan

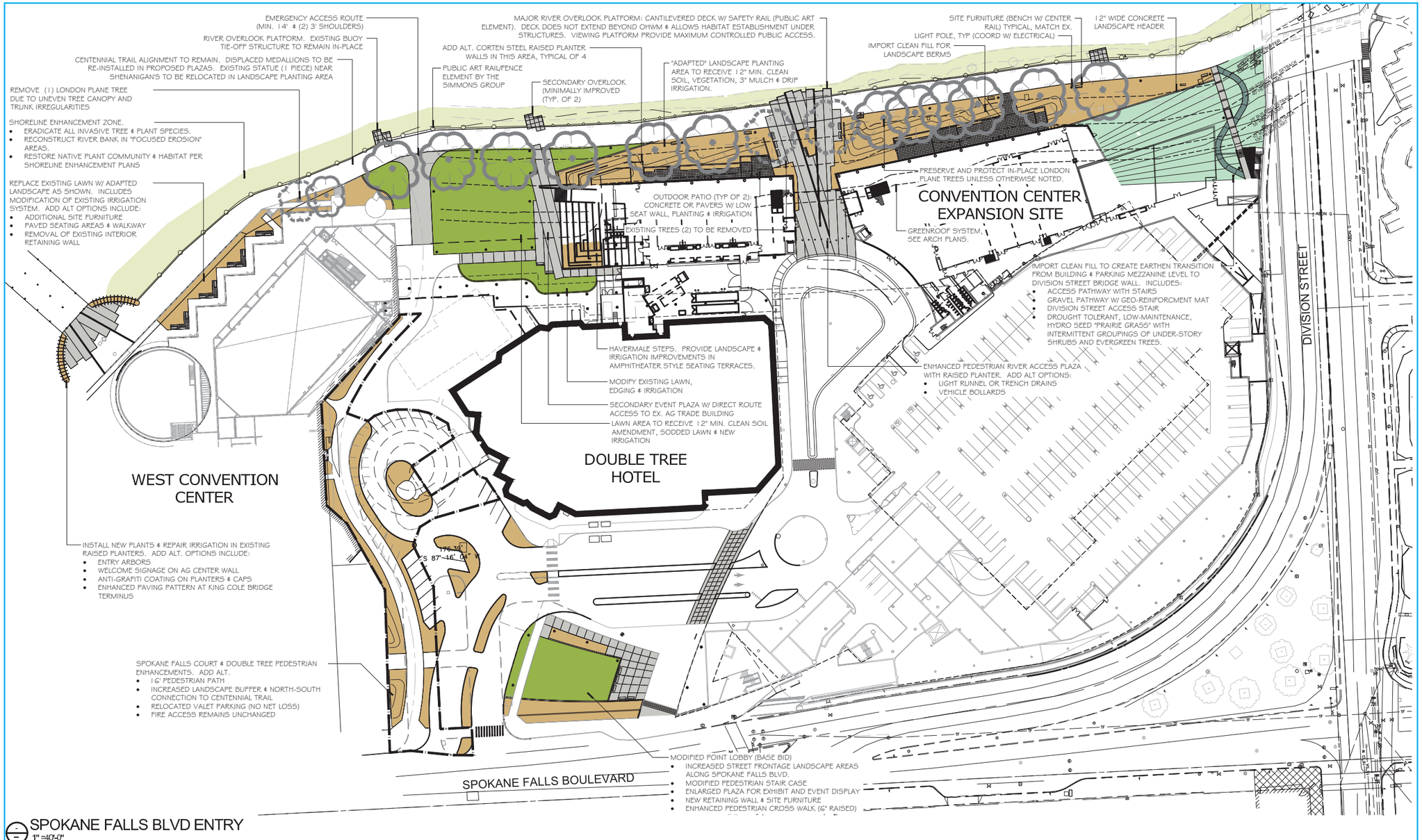


# Exhibit Level Plan

# Aerial View Looking South

# Current Design

# Landscape Plan




SPOKANE FALLS BLVD ENTRY
1" =40'-0"

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**Spokane Convention Center Completion Project**

Spokane Public Facilities District
720 West Mallon Avenue
Spokane, WA 99201

Design Confirmation Submittal

| Revisions No. | Date | By | Description |
|---|---|---|---|

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| Drawn | LAND EXPRESSIONS |
| Checked | ALSC |
| LMN Proj No | 12132 |
| Date | 01 JULY 2013 |

Sheet Title: LANDSCAPE SITE PLAN

Sheet Number: **L100**

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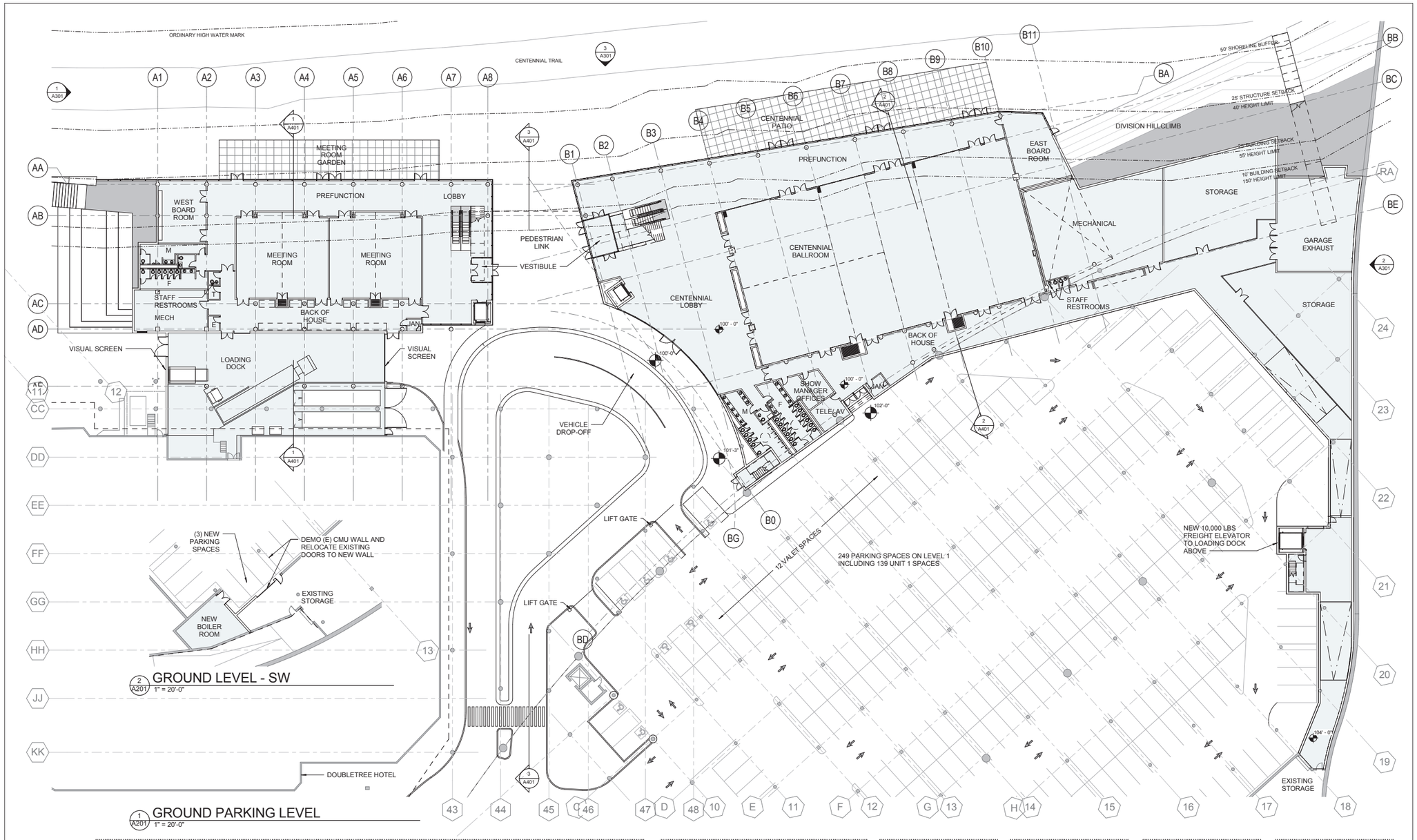
# Ground Level Floor Plan

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Date 26 June 2013

Sheet Title
GROUND LEVEL FLOOR PLAN

Sheet Number
**A201**

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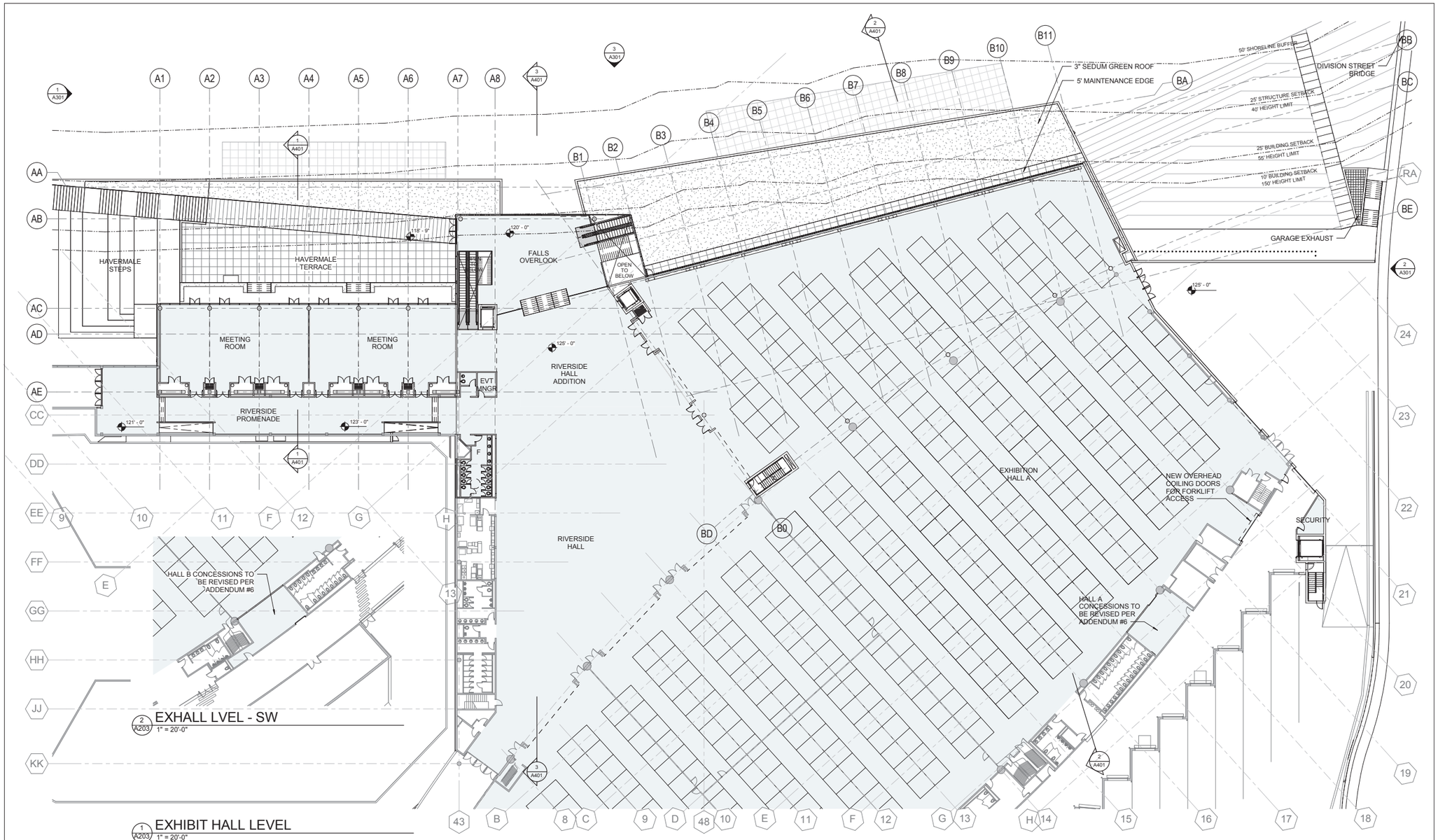
# Exhibition Hall Level Floor Plan




2 A203 EXHALL LVEL - SW
1" = 20'-0"

1 A203 EXHIBIT HALL LEVEL
1" = 20'-0"

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Sheet Title
EXHIBITION HALL LEVEL FLOOR PLAN

Sheet Number
**A203**

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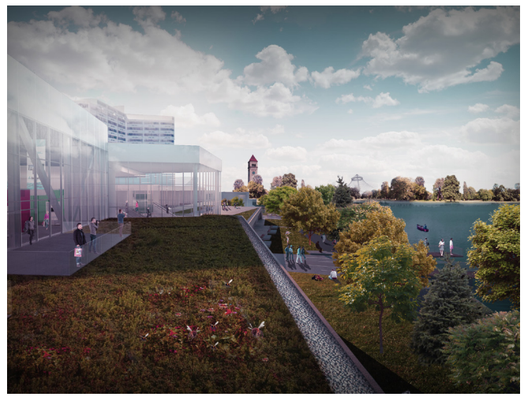
# Cover Sheet / Drawing Index

# 1.b

## Describe How the Project Addresses the Directive Given By the DRD at the Collaborative Workshop



## Shoreline Master Plan Compliance

The master planning approach in the proposed design applies sound principles which are aligned with the Shorelines Master Plan guidelines. The following features of the design specifically address recommendations within the project's Shoreline Substantial Development Permit:

- Upper Level Terraces: two large roof terrace areas, totaling 6,000 square feet of landscaped surfaces, "help to integrate the shoreline and the building" by bringing landscape up onto the building, softening the edge along the river.

- Function Terraces and Patios: at-grade patios adjacent to lower-level Meeting Rooms and Ballroom allow for "activity throughout the day and into the evening to help ensure natural surveillance of the shoreline and increase public safety."

- Outdoor Seating and Retail Support: the Havermale Steps and Event Lawn, just west of the lower-level Meeting Rooms, provide "opportunities for uses such as small retail [and] outdoor cafe seating". Built-in services along the north exterior wall of the building support moveable food retail carts, temporary food service functions and other retail uses, such as kayak/bicycle rental, which would benefit both visitors and residents.

- Riverside Lobby and Falls Overlook: the Shoreline Master Plan encourages "the inclusion of a major building entrance from the waterfront, so as to attract the public to the river and emphasize the building's river orientation." Both of these entries reinforce the project's focus on the shoreline experience as the key feature of the design.

# Larger Context to the Downtown/Wayfinding and Pedestrian Circulation

## Wayfinding and Interpretive Signage

We propose designating five pedestrian routes for access to the Centennial Trail and Spokane River. They will originate from Spokane Falls Boulevard at Bernard Street and Browne Street. Signage will also be provided at the south end of the Division Street Bridge directing pedestrians to the riverfront. Routes will be clearly identified and signed as follows:

1. Spokane Falls Boulevard/Browne Street to the breezeway between the INB and the West Convention Center.

2. Spokane Falls Boulevard/Bernard Street to the pedestrian corridor between the West Convention Center and the DoubleTree Inn.

3. Spokane Falls Boulevard/Browne Street to the pedestrian corridor east of the DoubleTree Inn and West (below) the East Convention Center.

4. A new pedestrian ramp and stair from the mezzanine level of the East Convention Center parking garage.

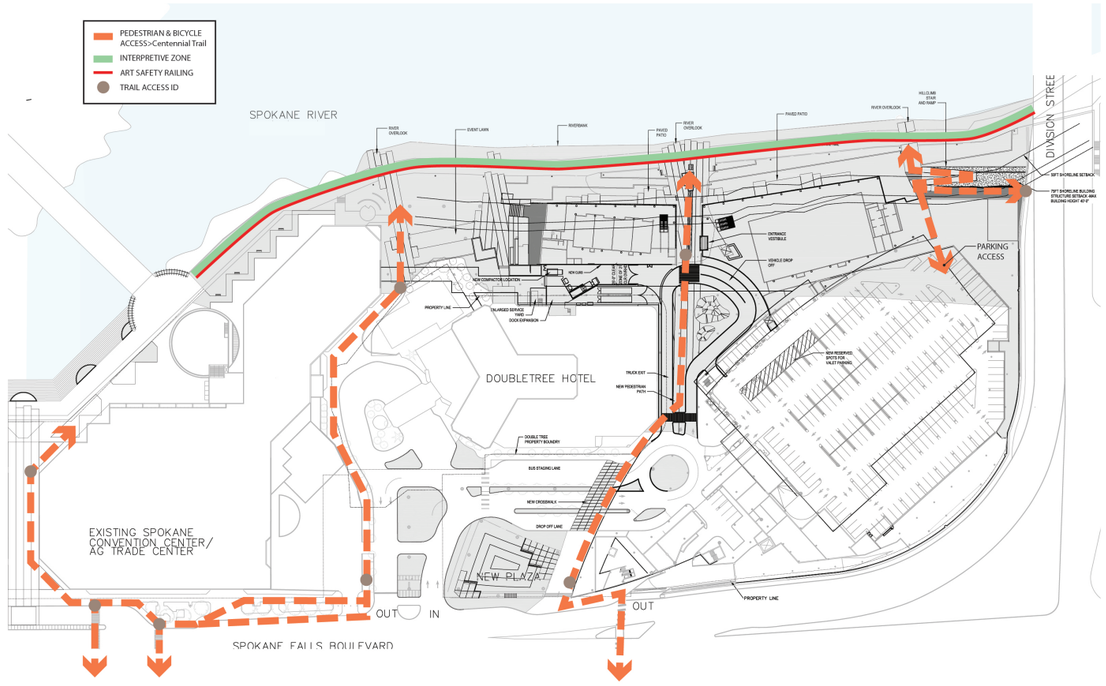
5. New pedestrian access stair from the Division Street Bridge.

We can leverage existing pedestrian routes to create a “gateway effect” using existing covered canopy structures at these pathways combined with some vehicle traffic configurations and new signage. The west route is the shortest access route from Spokane Falls Boulevard and features a wide pedestrian plaza. Two central campus routes pass on either side of the DoubleTree Inn.

The new pedestrian ramp from the mezzanine level of the garage will provide convenient parking for trail and boat launch access and a potential parking revenue source for non-event days. The new Division Street Bridge stair with trail identification signs provides pedestrian access from the north. All routes successfully separate pedestrians from vehicular traffic. Although secondary pedestrian access pathways to the trail can be identified with simple signs throughout the campus, we recommend encouraging use of these primary pathways to maximize pedestrian safety. Signage enhancements along Spokane Falls Boulevard and throughout the site can help orient visitors to east and west campus locations and identify gateways to the riverfront.

Campus way finding and Centennial Trail identification signage will match signage currently found on the Convention Center campus. The existing signs and campus maps will be updated to include the east and ramp from the Division Street Bridge.

Interpretive signage will be located along the length of the Centennial Trail from the King Cole Bridge to the Division Street Bridge. Signage will be of equal or better equality than the recent signs added to Riverfront Park at the old YMCA site. The design of the signage will be developed in collaboration with the Spokane Public Facilities District and the selected artists for the integrated art railing.



# 2.
# Site Design

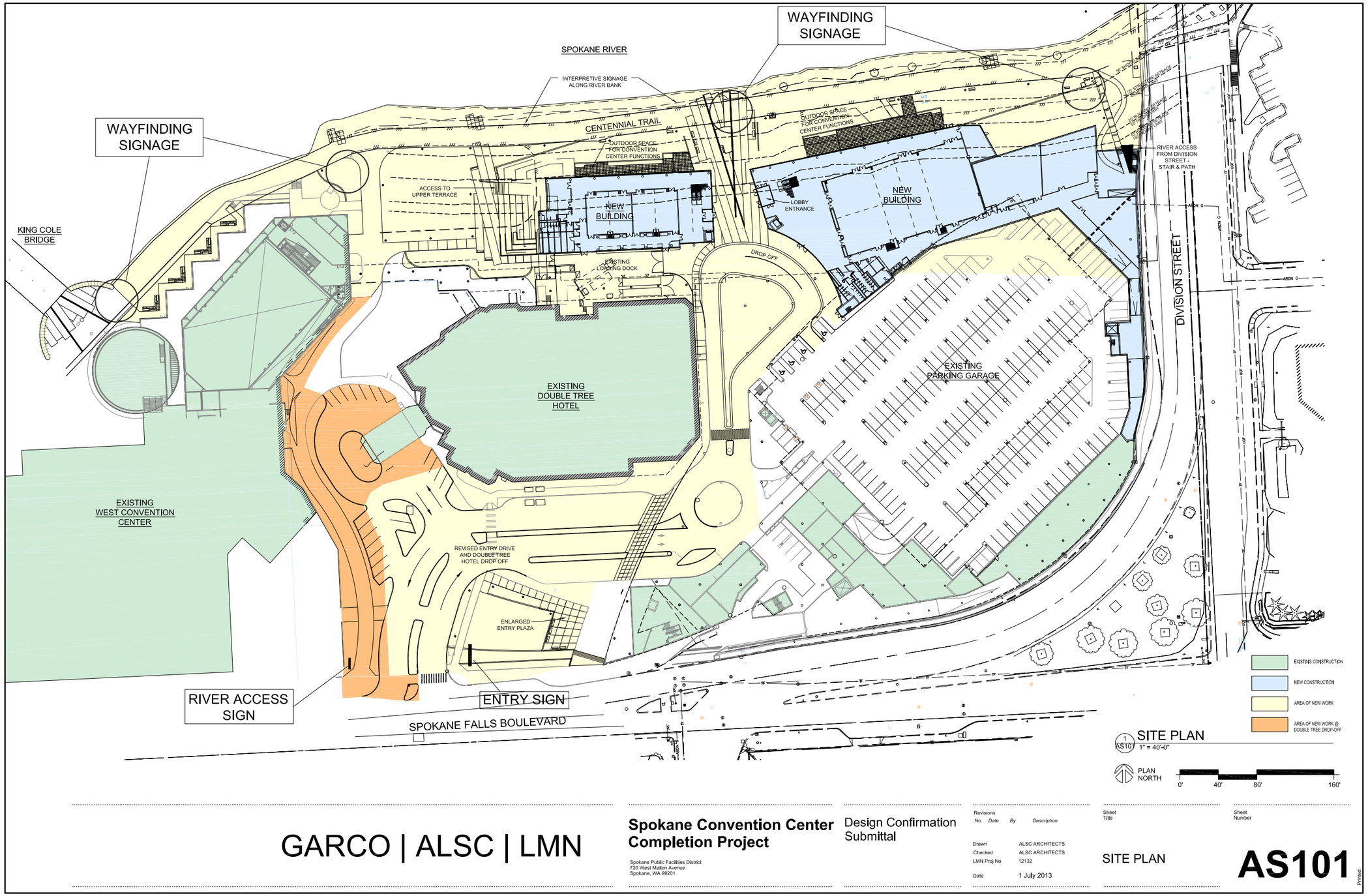
a. Scalable Site Plan

b. Planting Plan

c. Conceptual Grading Plan

d. 3D Drawings and Cross Sections

# a. Scalable Site Plan

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Revisions
No. Date By Description

Drawn ALSC ARCHITECTS
Checked ALSC ARCHITECTS
LMN Proj No 12132
Date 1 July 2013

Sheet Title: SITE PLAN

Sheet Number: **AS101**

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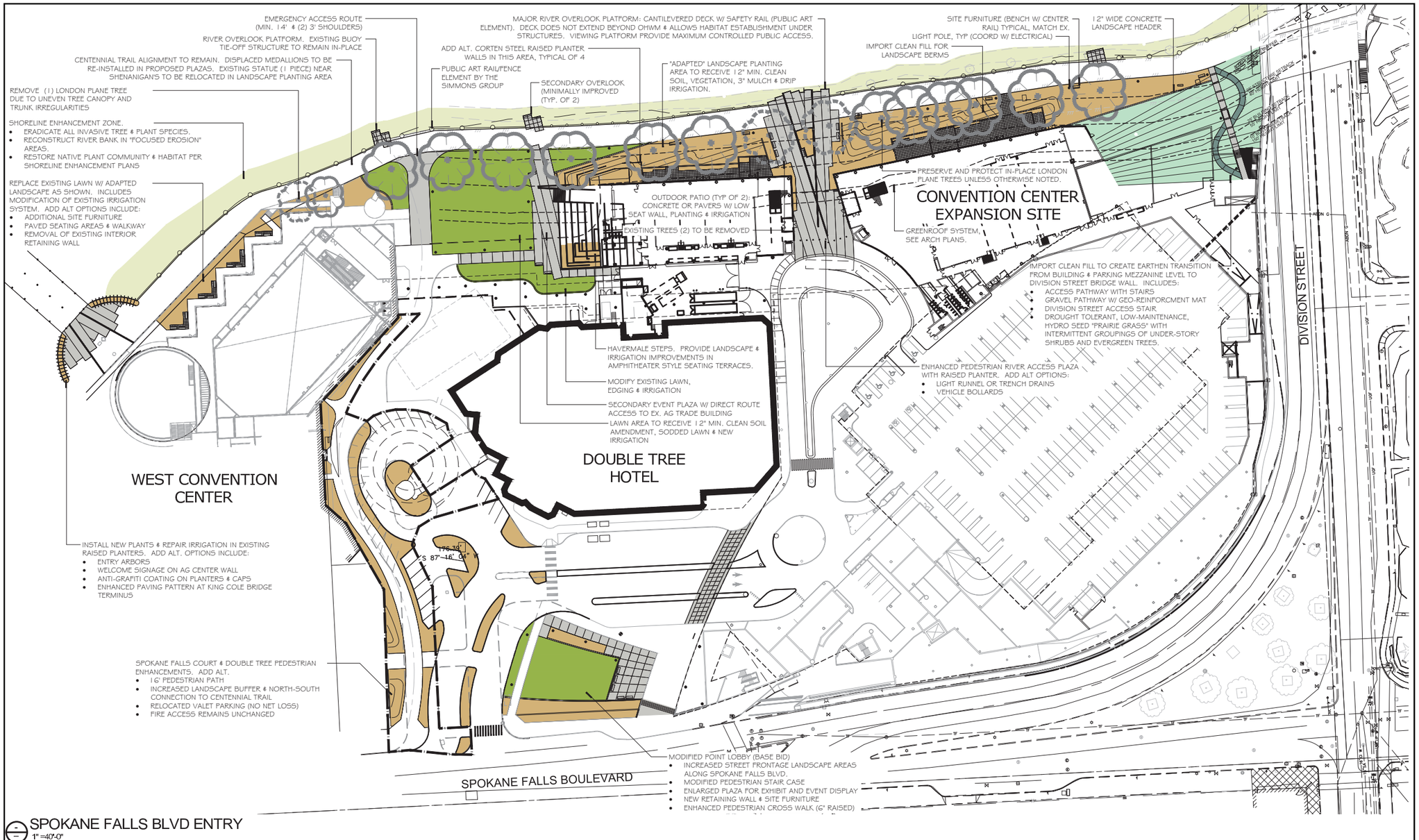
# b. Planting Plan

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1" =40'-0"

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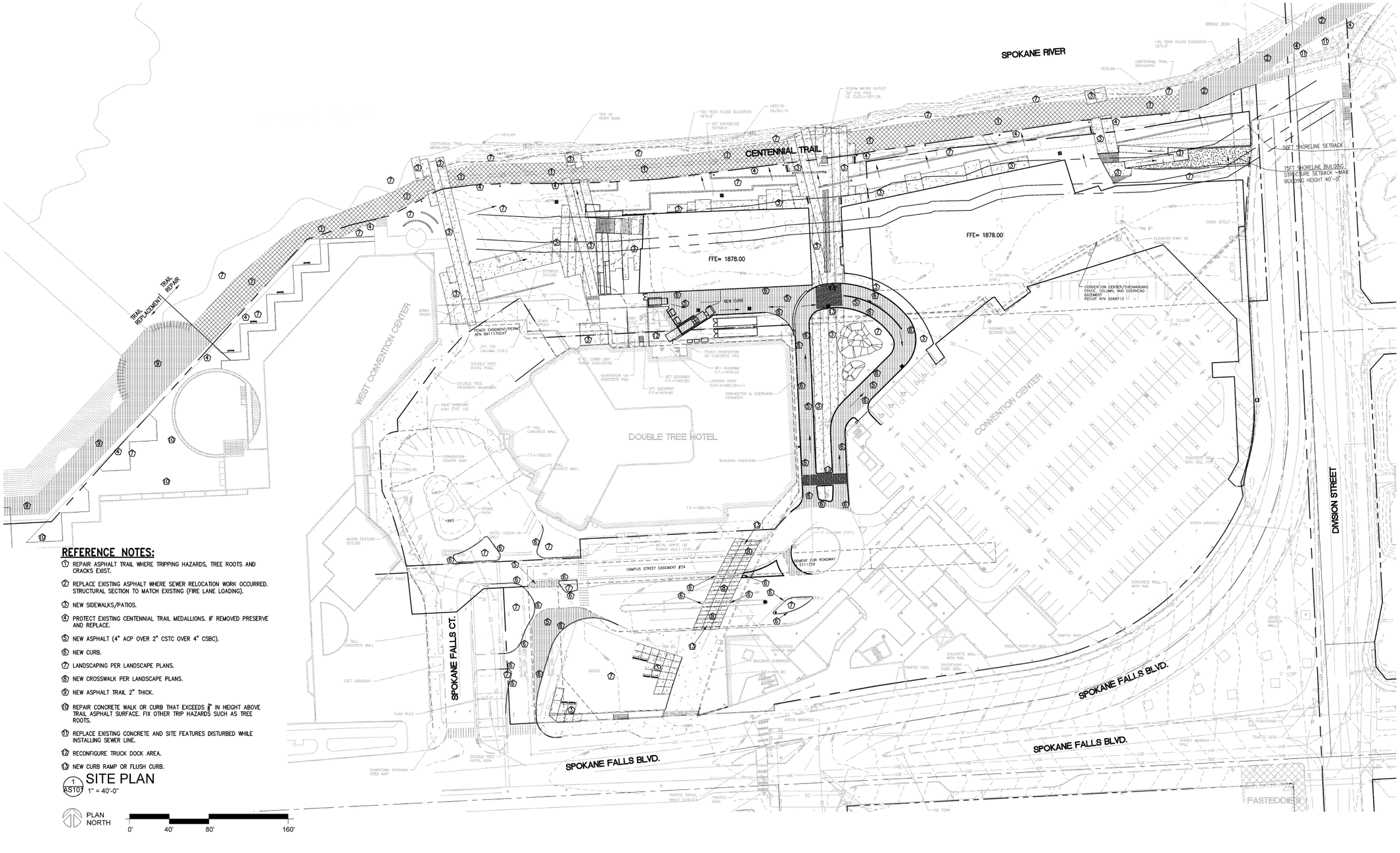
# c. Conceptual Grading Plan




**REFERENCE NOTES:**

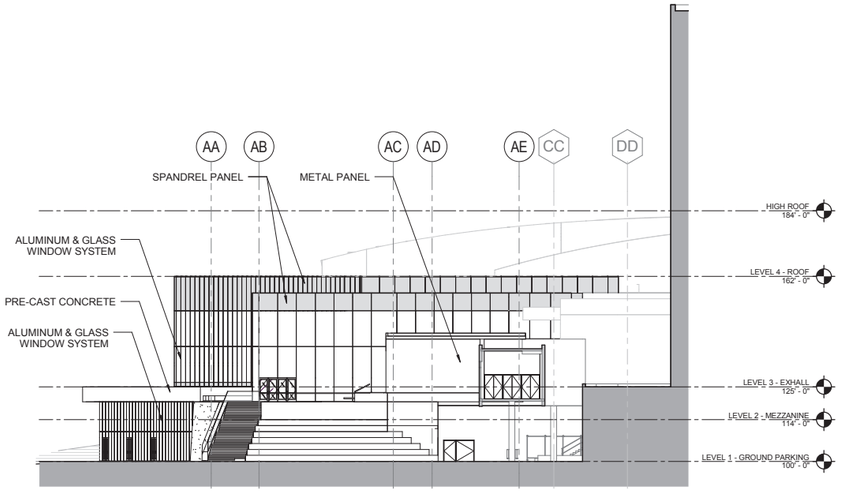
1. REPAIR ASPHALT TRAIL WHERE TRIPPING HAZARDS, TREE ROOTS AND CRACKS EXIST.
2. REPLACE EXISTING ASPHALT WHERE SEWER RELOCATION WORK OCCURRED. STRUCTURAL SECTION TO MATCH EXISTING (FIRE LANE LOADING).
3. NEW SIDEWALKS/PATIOS.
4. PROTECT EXISTING CENTENNIAL TRAIL MEDALLIONS. IF REMOVED PRESERVE AND REPLACE.
5. NEW ASPHALT (4" ACP OVER 2" CSTC OVER 4" CSBC).
6. NEW CURB.
7. LANDSCAPING PER LANDSCAPE PLANS.
8. NEW CROSSWALK PER LANDSCAPE PLANS.
9. NEW ASPHALT TRAIL 2" THICK.
10. REPAIR CONCRETE WALK OR CURB THAT EXCEEDS ½" IN HEIGHT ABOVE TRAIL ASPHALT SURFACE. FIX OTHER TRIP HAZARDS SUCH AS TREE ROOTS.
11. REPLACE EXISTING CONCRETE AND SITE FEATURES DISTURBED WHILE INSTALLING SEWER LINE.
12. RECONFIGURE TRUCK DOCK AREA.
13. NEW CURB RAMP OR FLUSH CURB.

1 / AS107 SITE PLAN
1" = 40'-0"

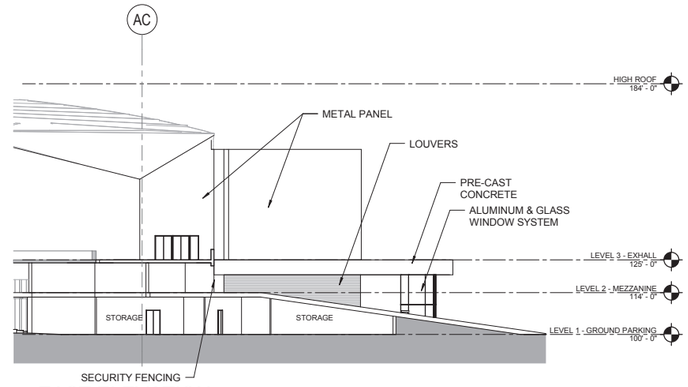
PLAN NORTH

0' 40' 80' 160'

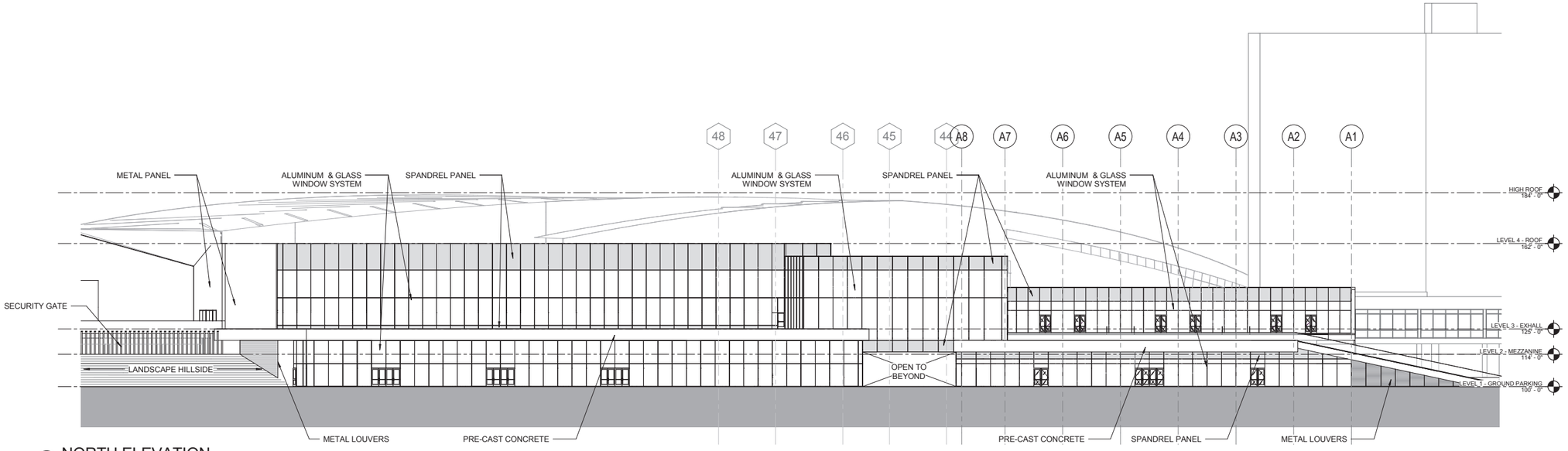
# d. 3D Drawings and Cross Sections




1 A301 WEST ELEVATION
1" = 20'-0"




2 A301 EAST ELEVATION
1" = 20'-0"




3 A301 NORTH ELEVATION
1" = 20'-0"

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BUILDING ELEVATIONS

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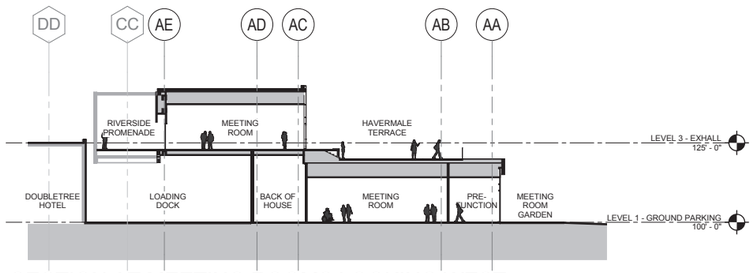
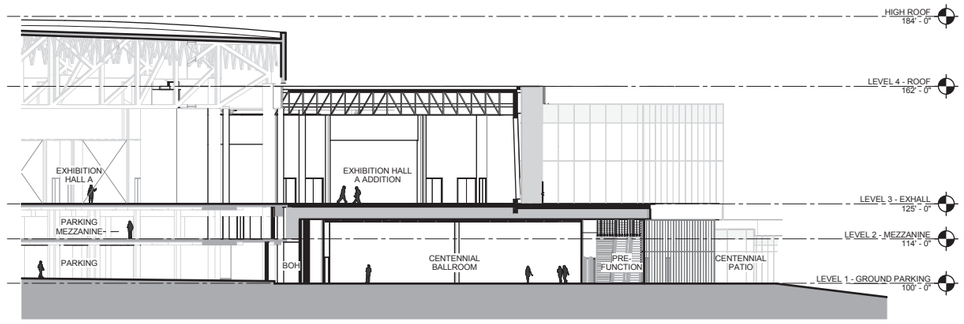
# d. 3D Drawings and Cross Sections




1 A401 SECTION AT MEETING ROOMS LOOKING WEST
1" = 20'-0"




2 A401 SECTION AT EXHIBITION HALL LOOKING WEST
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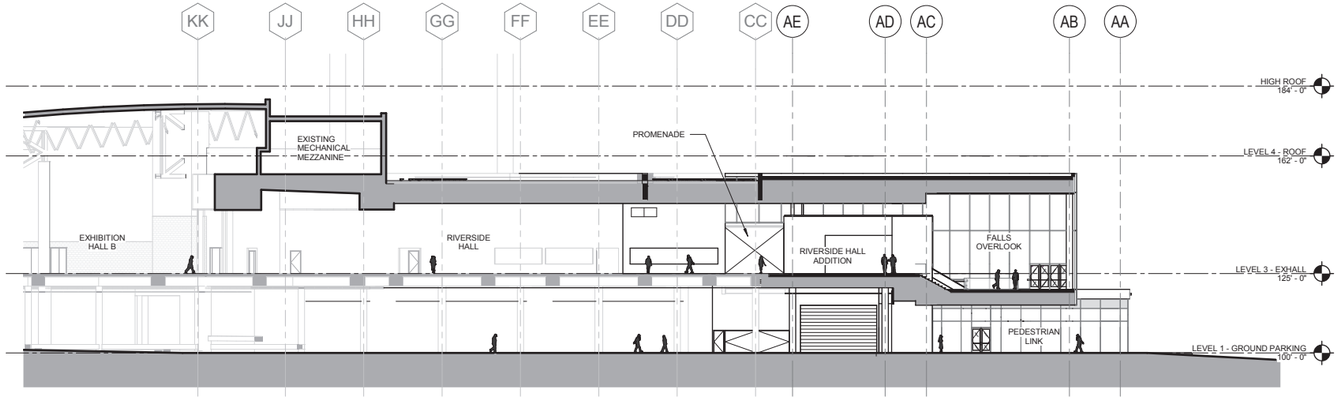


3 A401 SECTION AT RIVERSIDE HALL LOOKING WEST
1" = 20'-0"

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BUILDING SECTIONS

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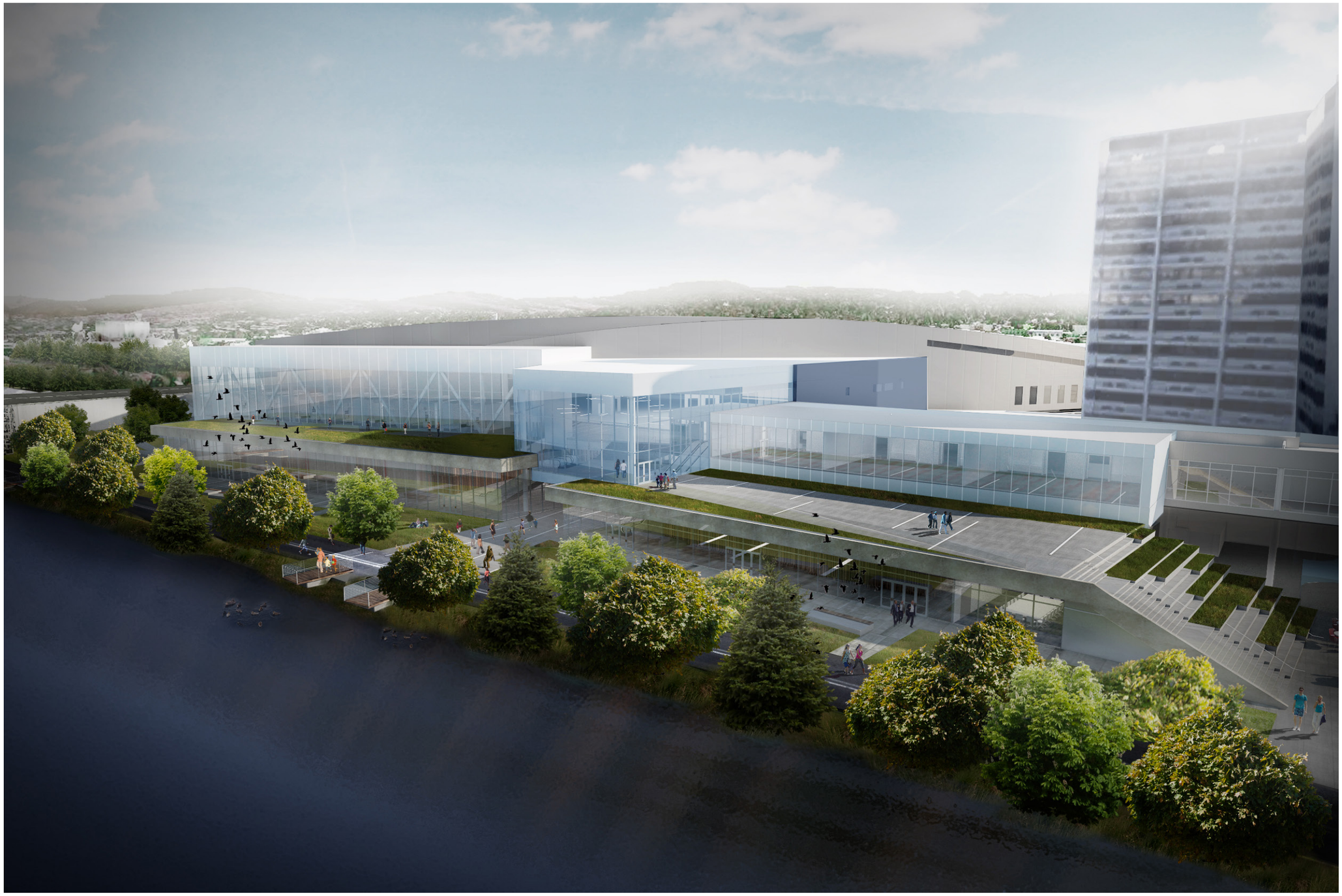
# d. 3D Drawings and Cross Sections



# d. 3D Drawings and Cross Sections

**RIVER OVERLOOK AND CENTENNIAL TRAIL**

**HAVERMALE STEPS AND CENTENNIAL TRAIL**

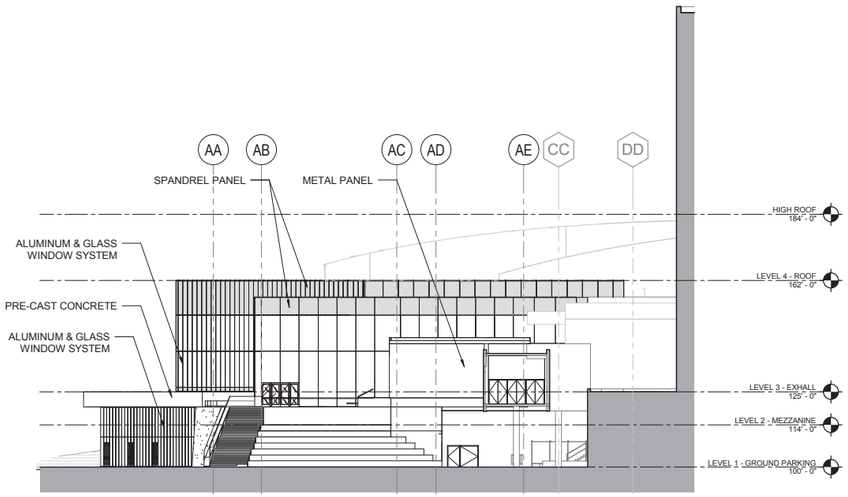

- Specification & Product Information (not included in page limit)

# 3.
# Building Design

a. Building Elevations

b. Schematic Floor Plans

# a. Building Elevations

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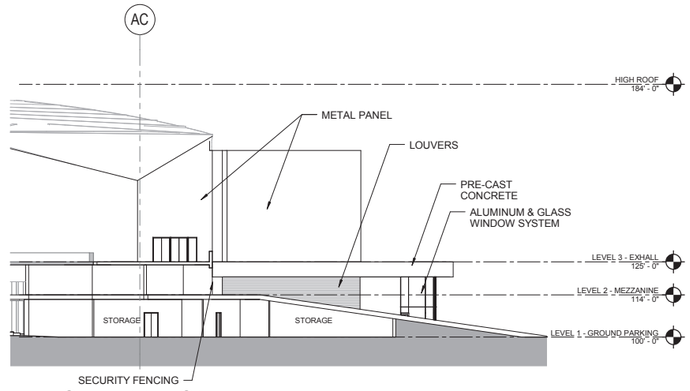


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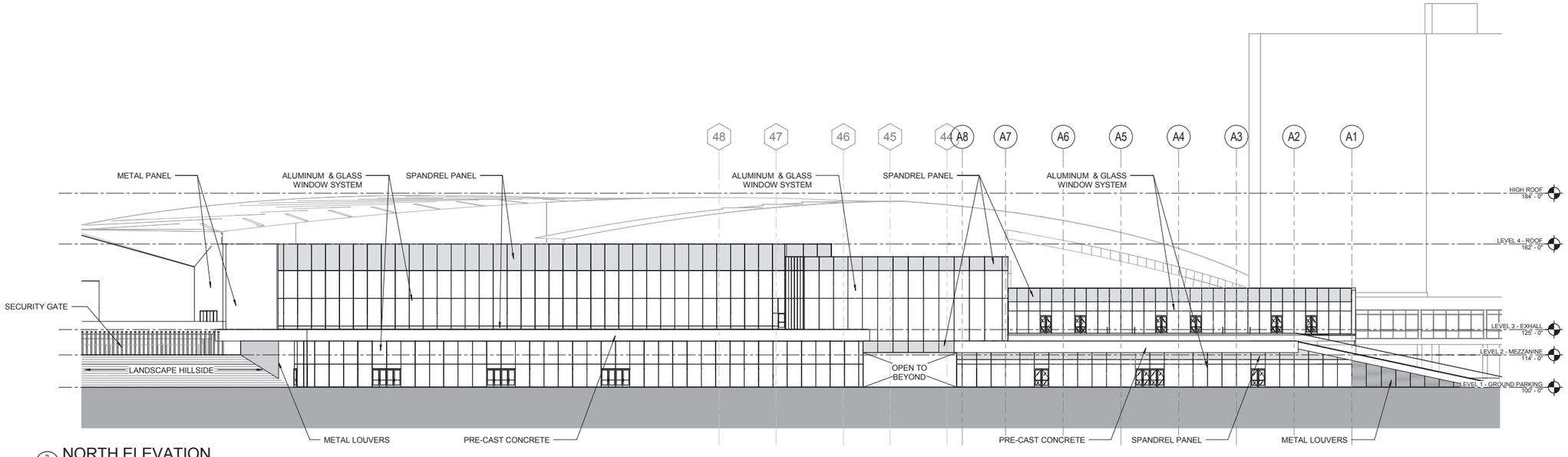


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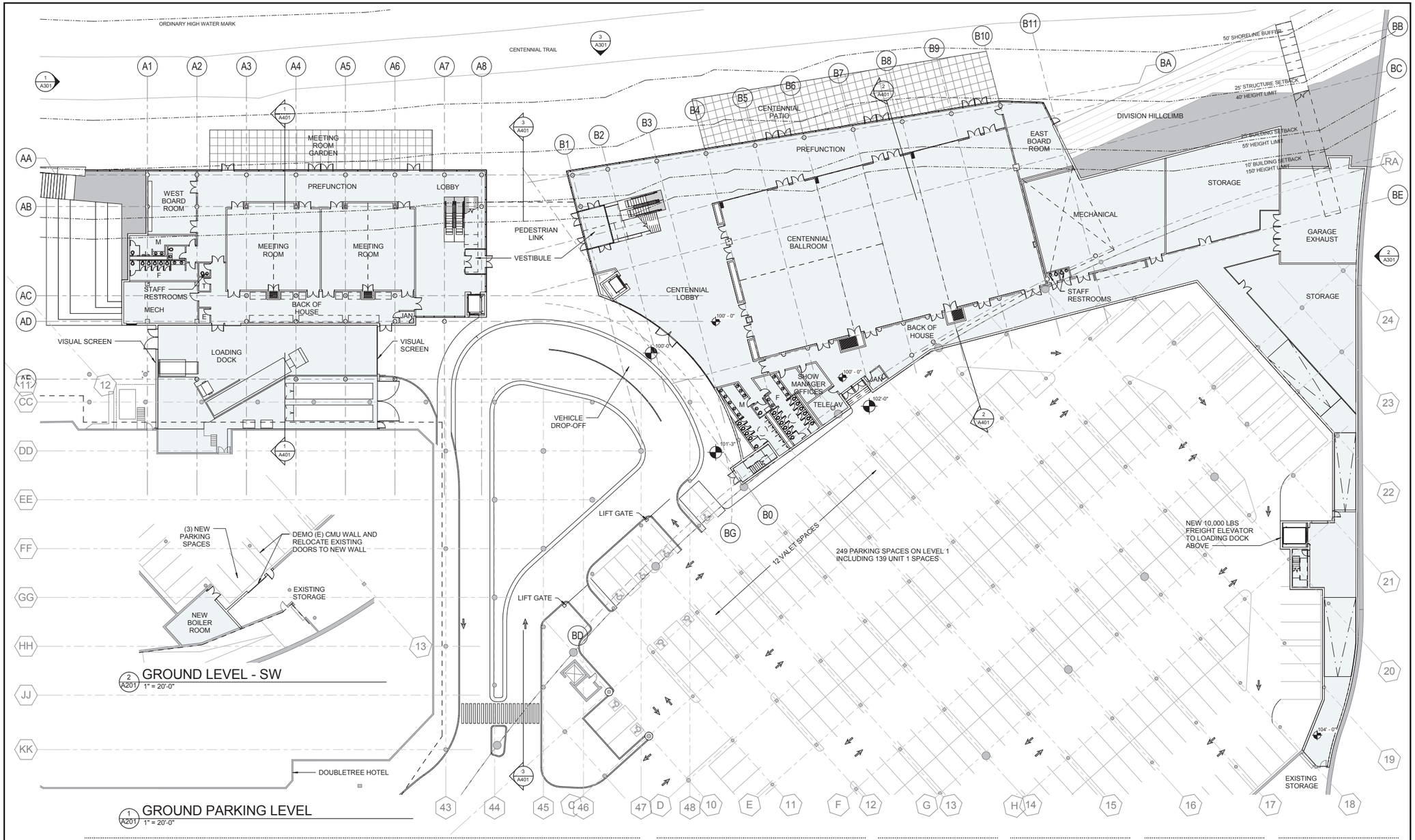
# b. Schematic Floor Plans - Ground Level

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GROUND LEVEL FLOOR PLAN

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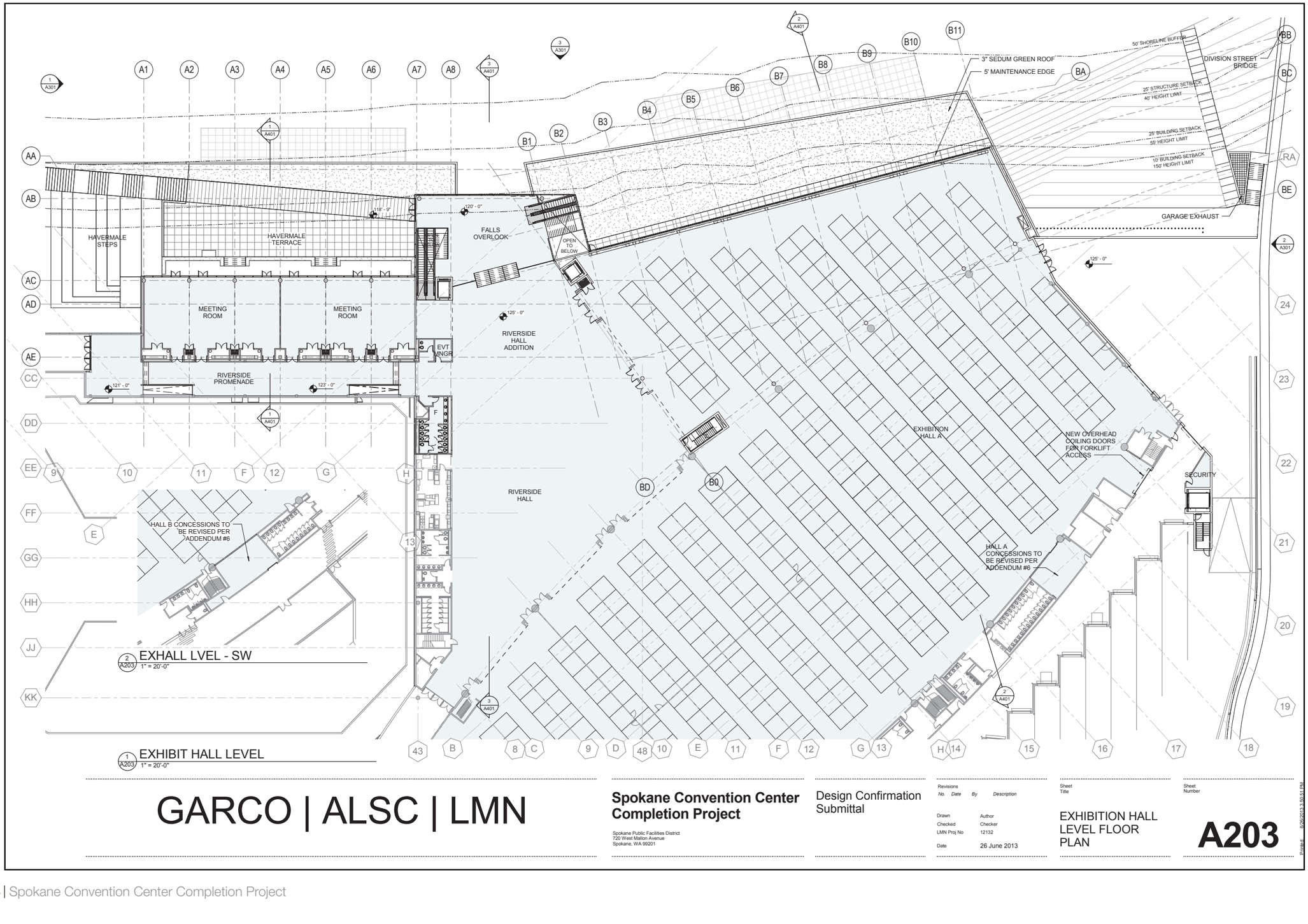
# b. Schematic Floor Plans - Exhibition Hall Level

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EXHIBITION HALL LEVEL FLOOR PLAN

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# 4.
# Design Details

a. Signage

b. Lighting

c. Color, Texture, Pattern,
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# a. Signage

## Wayfinding and Interpretive Signage

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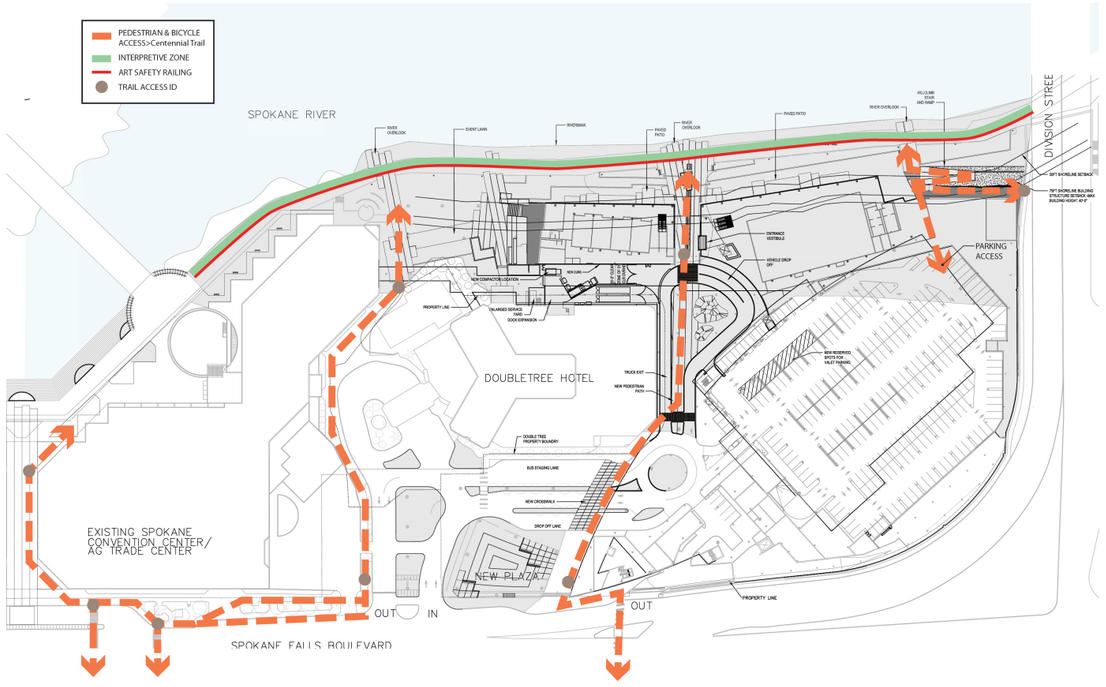


# b. Lighting

**Exhibition Lighting:** Lighting within the exhibit hall will be designed to match the existing exhibit hall lighting, except that dimmable fluorescent or LED fixtures will be utilized in lieu of dimmable incandescent lighting.

**Junior Ballroom Lighting:** Junior ballroom lighting will be designed to match the existing Riverside Hall lighting, except that dimmable fluorescent or LED fixtures will be utilized in lieu of dimmable incandescent lighting. Specialty lighting will also be utilized to accent architectural features within this space. In addition, power will be provided for owner furnished contractor installed theatrical lighting trusses within the junior ballroom to accommodate (2) stage areas.
Egress & Exit Lighting: Exit lighting will be LED type with integral battery backup. Emergency egress lighting will be provided throughout the path of egress, and will be supplied with power from the emergency generator system in the event of a failure on the normal power system.
General Lighting Controls: A programmable low voltage lighting control system will be provided for automatic control of lighting in corridors / common areas, offices, meeting rooms, exhibit hall, junior ballroom and exterior building/site lighting. Programmed dimmable lighting controls will be utilized in appropriate areas, such as exhibit hall, meeting rooms and junior ballroom. Automated daylighting controls will be provided in accordance with the WA State Energy Code. Within utility spaces, manual switching will be provided in conjunction with local occupancy sensors. Low voltage lighting control system will be ETC Paradigm.

**Control Stations:** Exhibit hall, junior ballroom and meeting rooms will be provided with wall control stations to control lighting in each space. A master touch screen control station (min 18” screen) will be installed at the existing 24-hour security office and a Manager’s Office. A portable touch screen control console will be provided for control of divisible areas of the junior ball room. Touch screen control equipment will be ETC.

**Existing Control System Revisions:** Existing Leviton lighting control switch stations (from west end of Promenade to east end of Exhibit Hall) will be replaced with ETC Paradigm products to provide an integrated lighting control network. Leviton relay panels will remain in place and will be networked to the ETC system through the existing DMX Input on each Leviton relay panel. New network equipment will be networked to the existing ETC server at the Memorial Arena.

Exterior lighting will be selected to match the architectural building exterior and District standards. Exterior entry lighting which illuminates the path of egress will be supplied with power from the emergency generator system in the event of a failure on the normal power system. Exterior lighting will utilize full cut off light fixtures in order to avoid light trespass and meet associated dark sky lighting requirements. Included in the site lighting, will be a replacement of the existing Centennial Trail lighting from King Cole Bridge to Division Street. The existing exterior lighting at the “Point Lobby” will be extended to cover the underside of the Riverside Hall.

In general, exterior areas will be illuminated to the following light levels:

| Exterior Area | Foot-Candles |
|---|---|
| Exterior Entry | 5 |
| Exterior Walkways | 2 |

# A.VI DB Team Workload & Past Performance


- Recent, Current And Projected Workloads
- Availability To Complete The Project
- Prime Subcontractor Information
- Location Of Team Member’s Offices

DB Team Workload & Past Performance

# b. Lighting

**Convention Center**
**Standard Exterior Light Fixture**

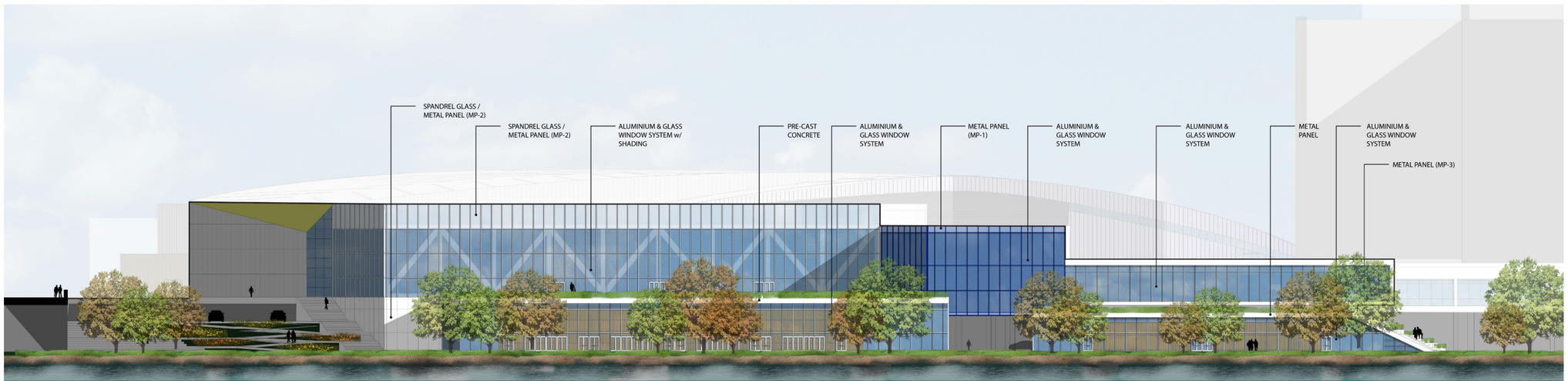
# c. Architectural Design - Exterior Materials

Exterior materials have been selected to complement the existing architecture of both the east and west campuses. The original structures set up a clear vocabulary of opaque functional spaces surrounded by open, glassy pre-function lobbies opening to the surroundings. Our approach to the east campus creates a similar sequence of highly transparent front of house spaces. A key goal of any major expansion to a facility must be to avoid creating a sense that the original spaces are “old” and therefore less desirable. This can be avoided by selecting materials and finishes that harmonize with the existing facilities, supplemented by targeted upgrades of those areas that may be within the window for replacement or repair.

The Exterior materials of the 2006 Exhibit Halls were selected to be complementary with the primary finishes of the Opera House and Ag/Trade Center, while also being durable, high-performing and easy to maintain. Metal panel systems were preferred for their light weight, reducing loads on structure and achieving a more polished effect than the painted concrete finish of the west campus. A significant deviation was in the choice of glazing, where a much more transparent, colorless shade of glass was chosen for the majority of the Exhibit Hall’s exterior. This theme is continued in our proposed design, capitalizing on the transparency to show off the activities within the facility.

The lower level of the new facilities will introduce concrete fascias along the lifted landform and the solid portions of walls along the trail, echoing the look of the original structures.

*Exterior Materials to Match Expansion Project*




*North Elevation*