



Spokane Park Board Land Committee

3:30 p.m. Wed., May 01, 2024

In-person: Shadle Park Library Conference Room
2111 W Wellesley Ave, Spokane WA 99205

WebEx virtual meeting:

Call-in: 408-418-9388; Access code: 2485 446 3558
Al Vorderbrueggen – Operations Director

Committee Members:

Greta Gilman – Chair
Sally Lodato
Hannah Kitz
Kevin Brownlee
Doug Kelley

The Land Committee meeting will be held in-person in the **Spokane Public Library, Shadle Park Library Conference Room, 2111 W Wellesley Ave, Spokane WA 99205** and virtually via WebEx at 3:30 p.m. Wednesday, May 01, 2024. Committee members, staff, and presenters still have the option to participate virtually via WebEx during all meetings.

The public may listen to the meeting by calling 408-418-9388 and entering access code **2485 446 3558**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11:30 a.m. May 01 by email to: spokaneparks@spokanecity.org or mail to: Spokane Park Board, 5th floor City Hall, 808 West Spokane Falls Blvd., Spokane, Washington 99201. Submitted public comments will be presented to committee members prior to the meeting.

AGENDA

Call to order – Greta Gilman

Public comment – Greta Gilman

Action Items:

1. [One-year renewal of Electric City, Inc. on-call electrician contract for all park locations \(\\$100,000\)](#) – Al Vorderbrueggen
2. [One-year renewal of McKinstry Co. on-call plumbing contract for all park locations \(\\$150,000\)](#) – Al Vorderbrueggen

Discussion Items:

1. [Public Access, Roadway, and Park Improvement Partnership at Dwight Merkel Sports Complex \(\\$TBD\)](#) – Todd Whipple & Nick Hamad
2. [Proposal for new public river access point at Iron Bridge](#) – River Forum & Nick Hamad

Unfinished Business Items:

Standing Report Items:

Adjournment

Agenda Subject to Change

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or m_lowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: May 1, 2024	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input checked="" type="radio"/> Discussion <input type="radio"/> Information <input type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)	OPR 2021-0430		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal B Objective 2	Master Plan Priority Tier:	First (pg. 171-175)
Item title: (Use exact language noted on the agenda)	Discuss developer proposal for public access and recreational improvements at Dwight Merkel Sports Complex		
Begin/end dates	Begins:	Ends:	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>In 2021 park board entered a letter of intent with Fairmont Memorial Association to permit a public roadway along the south side of Dwight Merkel Sports Complex to provide access to Fairmont's adjoining property to enable residential development on the private property.</p> <p>In exchange for the roadway access, parks requested recreational trail easements from Dwight Merkel into Riverside State Park, recreational trail easements across Fairmont Property adjacent Latah Creek (which has since been omitted), the development of a public right-of-way adjacent Dwight Merkel, and ensure 'no net loss' of Merkel recreational facilities as a result of the road development.</p> <p>A developer, NAI Black, has entered an agreement with Fairmont and proposes to develop the private property adjacent dwight merkel in line with the LOI, and would like to propose an outline for improvements to Merkel to honor the intent of the LOI for park board review and discussion.</p>			
Motion wording:			
No motion requested. Discussion only.			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No			
If so, who/what department, agency or company:			
Name:	Email address:	Phone:	
Distribution:		Toddw@whipplece.com	
Parks – Accounting		dblack@naiblack.com	
Parks – Sarah Deatrich			
Requester: Nick Hamad			
Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)		
<input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane	<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)		
<input type="checkbox"/> UBI:	Business license expiration date:	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	

Fairmount Memorial Parcel Narrative

The Fairmount Memorial Parcels (26341.0019 and 26341.0007) are two isolated parcels located on the bluff above and to the south of the Northwest Terrace development. The parcels are located to the west and north of the Dwight Merkel Sports Complex. There is a recorded 2019 access easement through the properties to the south. These parcels have remained undeveloped and are currently covered with trees shrubs and grasses. There are multiple native or social trails throughout the properties that connect the sport complex trail to the Riverside State Park Trail system and the surrounding residential neighborhoods.

With the recent removal of Joe Albi Stadium to the south of the two parcels. The area is being reimagined and the parcels are being considered to be sold as they are no longer needed by Fairmount Memorial Cemetery. However, the two parcels are land locked with no means of public access, other than through the existing easement.

This proposal requests that the associated parties contribute the following:

Fairmont Memorial Association:

1. Dedicate trail easements through the two parcels to maintain access, prior to sale of parcels to future developer. This ensures that the easements would be honored in the future and access maintained.

It is proposed that a developer of the two properties:

2. Construct Hartly Road from Wellesley Avenue Past the Pauline Flett Middle School, along the western boundary of the City Parcel, through the Parks property west of the BMX track and into the Southern parcel
3. Construct Sansom Road from the end of Sansom Road (Formerly Access Road) to Royal Street Alignment
4. Construct Royal Street from Sansom Road to the Southern Parcel
5. Relocate the existing soccer field south of Sansom Alignment
6. Provide an additional soccer field south of Sansom Alignment
7. Extend the exiting parking lot to Royal Street
8. Create a new parking lot to the west of Royal Street that will serve the BMX Bike Track and the two proposed soccer fields south of Sansom

City of Spokane Parks Department:

9. Dedicate right of way over the access easement and existing access drive aisle along the Sansom Alignment, thus, transferring maintenance to the City Street Department.
10. Dedicate right of way along access easement Royal Street alignment through the existing Soccer Field (Soccer Field to remain in place until replacement field south of Sansom Avenue is completed)
11. Dedicate right of way along the access easement, Hartly Street alignment, West of the BMX Track,

City of Spokane (School District 81):

12. Dedicate right-of-way over the access easement, Hartley Alignment



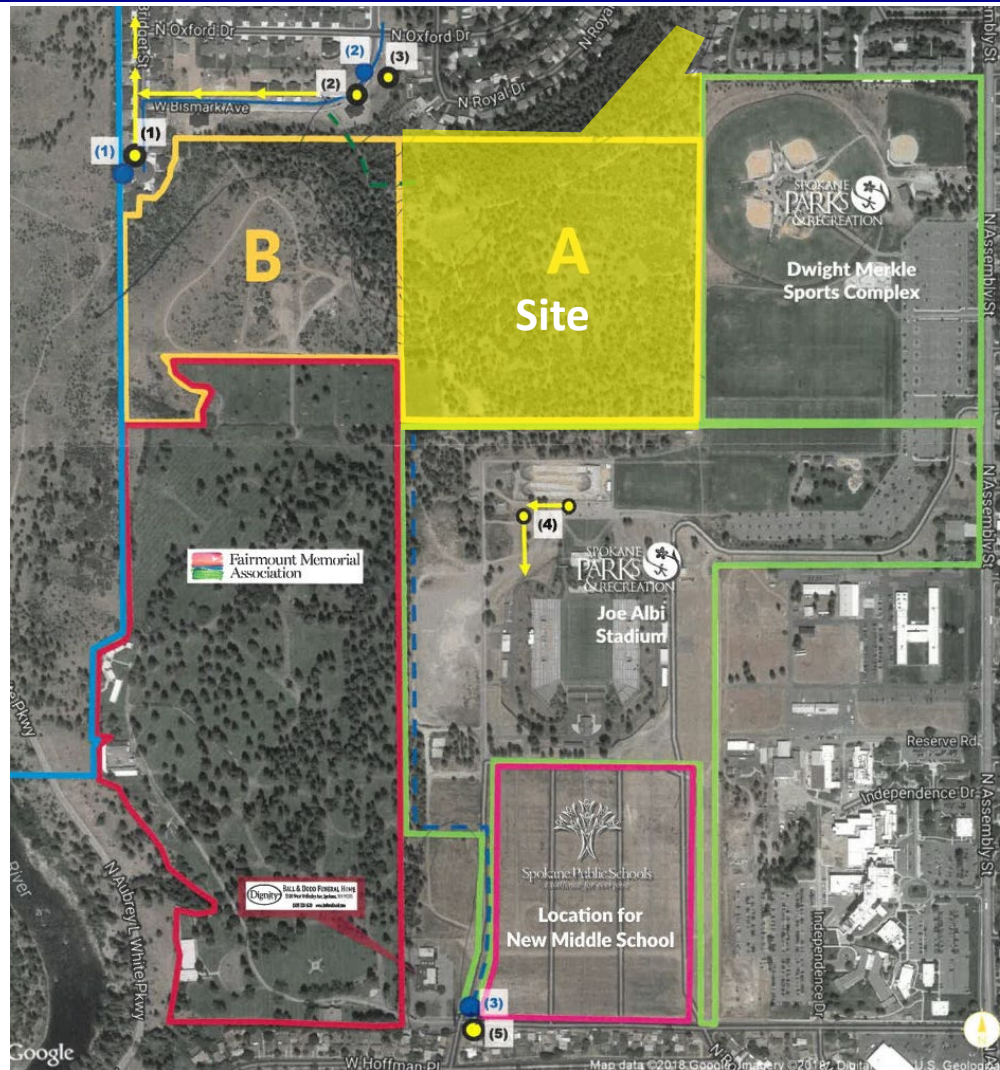
Fairmount Parcels

Spokane Parks & Recreation
May 1, 2024



WCE 23-3574

Vicinity



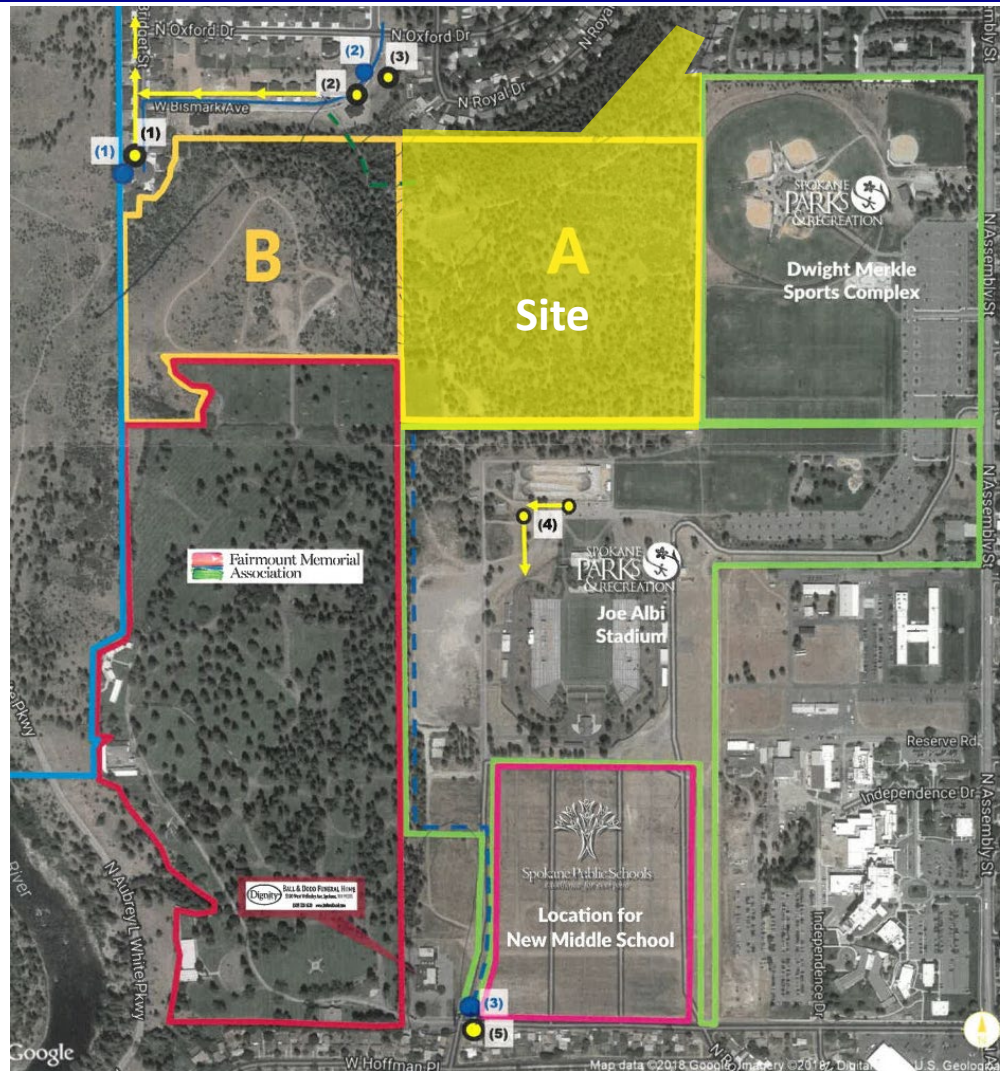
Process to Date

- 2021 – APPROVED LETTER OF INTENT WITH FAIRMONT
- 2021-2023 – FAIRMONT & CITY EVALUATED CONCEPTS FOR IMPROVEMENT @ MERKEL & TRAIL EASEMENT NEAR LATAH CREEK. INCLUDED NEIGHBOR INPUT.
- 2023 – FAIRMONT ENTERS AGREEMENT WITH DEVELOPER (NAI BLACK)
- 2024 (TODAY) – DEVELOPER PROPOSING IMPROVEMENTS TO MEET INTENT OF L.O.I.

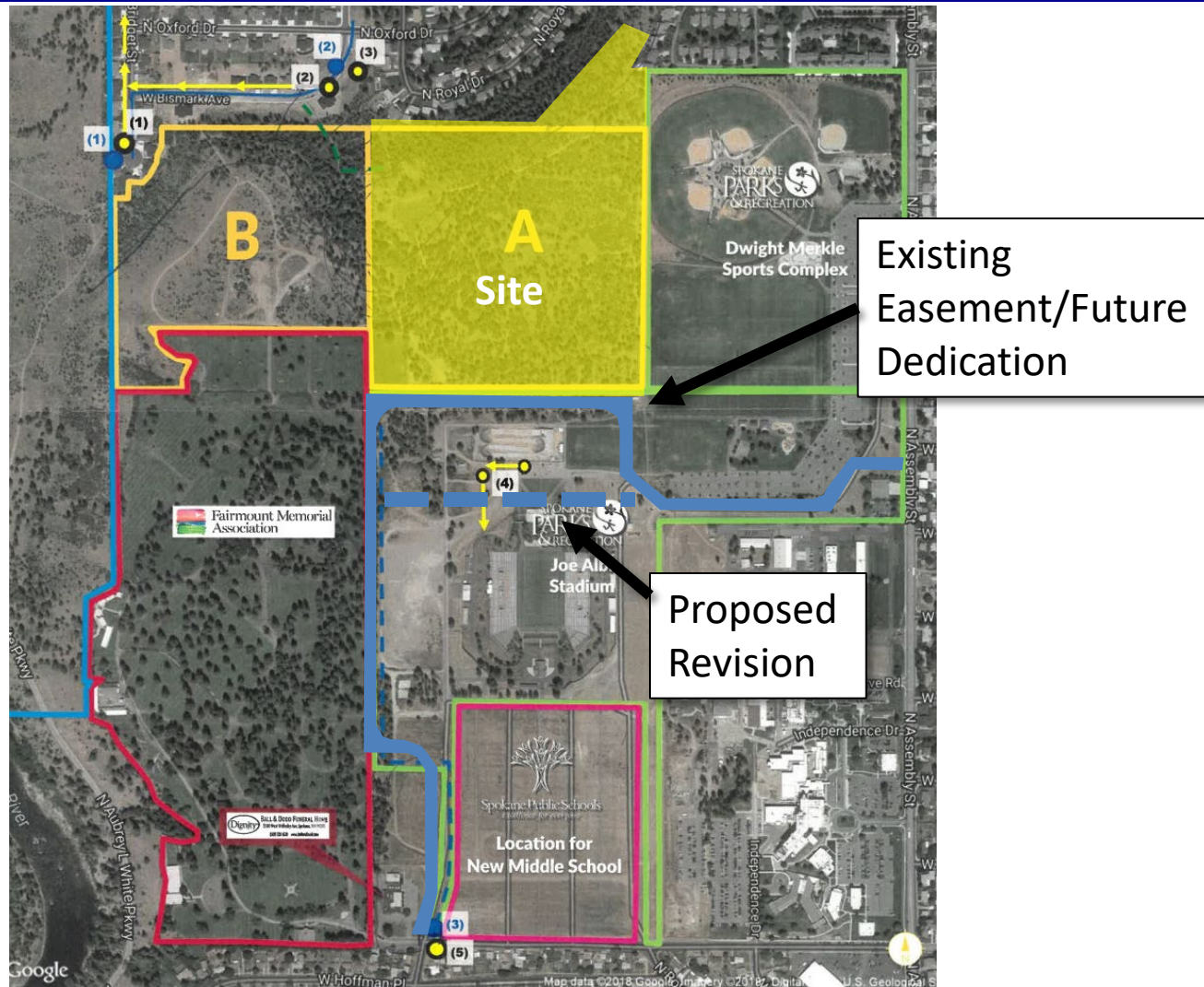
LOI Summary

- PARKS / CITY
 - Allow Merkel access road to be developed into Public street
 - Allow development of new road to development through grass soccer field.
- FAIRMONT / DEVELOPER
 - Construct new public street adjacent Merkel
 - Construct (2) new soccer fields on former Joe Albi site to replace & enhance field space impacted by new road.
 - Add improved parking for BMX track & new fields
 - Dedicate new trail easements through proposed development to ensure public trail access to Riverside State Park

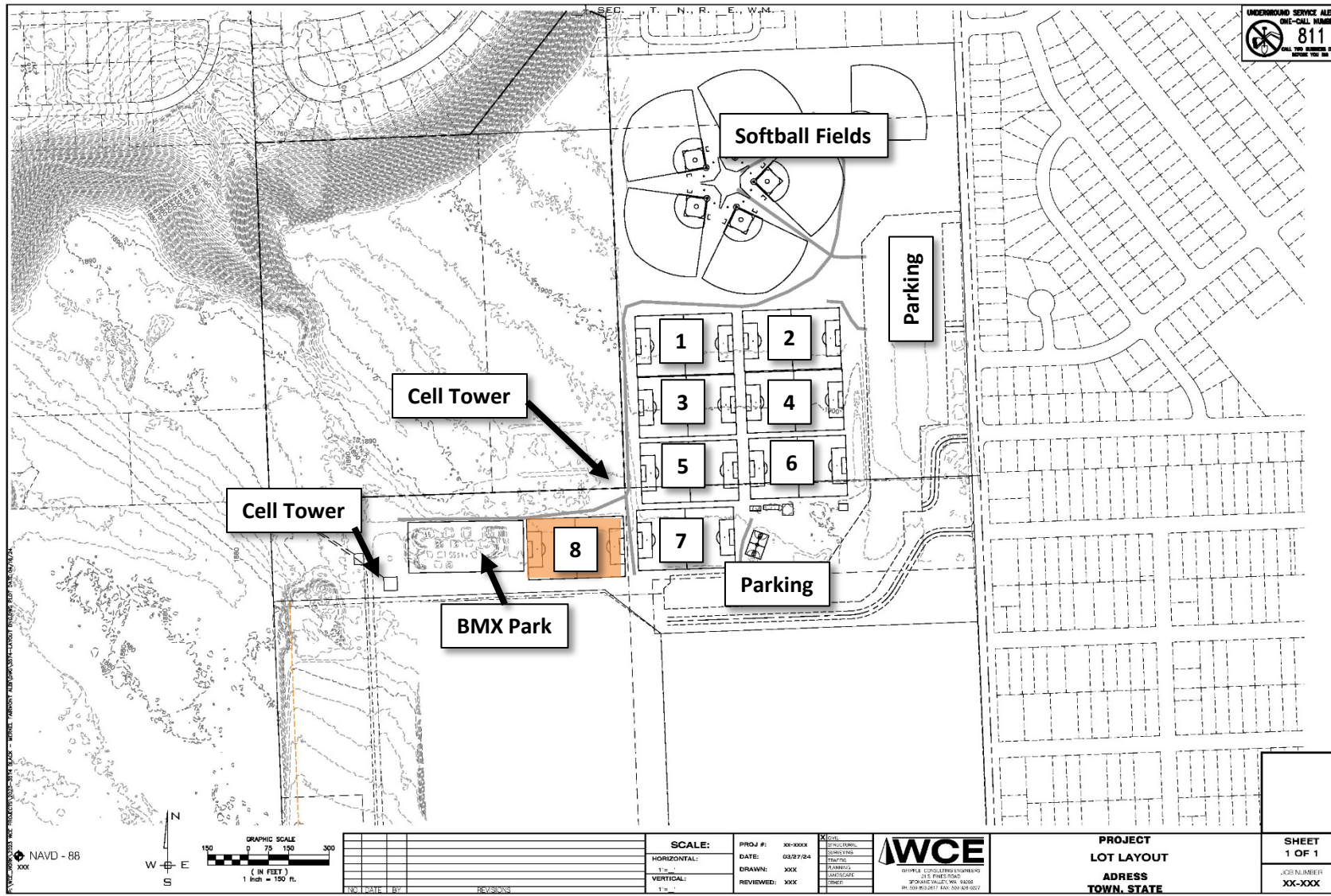
Vicinity



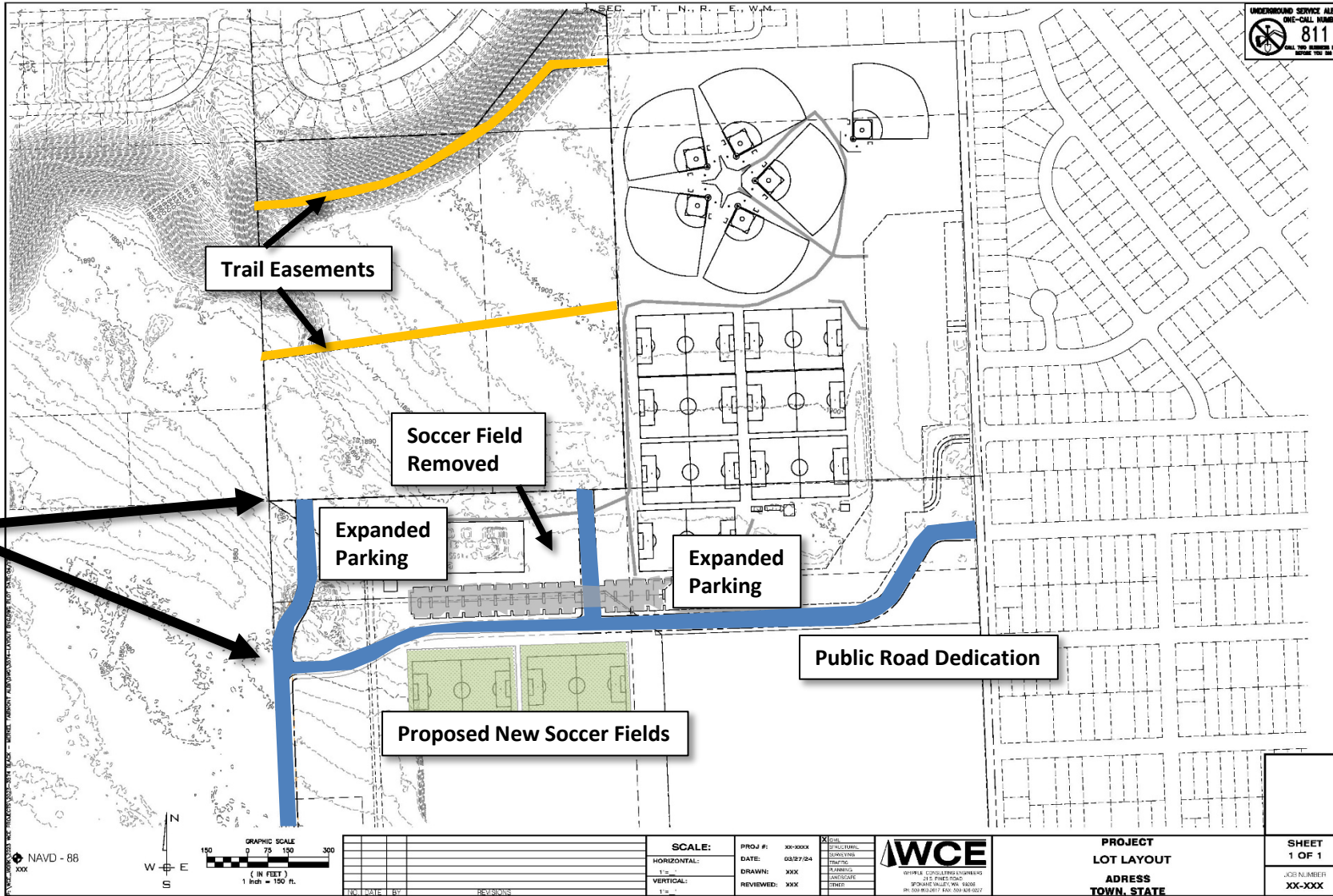
Alternate Easement



Existing



Proposed



Impact of proposal

- PARKS / CITY
 - Net increase of public soccer fields by (1) at no cost to parks.
 - (2) new fields will be separated from rest of merkel by new public road.
 - Expands public parking for existing BMX & new fields.
 - Secures public trail easements through private property to Riverside State Park.
 - Eliminates requirement for Parks to maintain the 'Merkel Access Drive'.
- FAIRMONT / DEVELOPER
 - Permitted access to develop +/-40 acres of private land for new residences adjacent Dwight Merkel Sports Complex



Questions?





AGENDA SHEET FOR PARK BOARD MEETING OF: May 13, 2021

Submitting Division Parks & Recreation Contact Person Berry Ellison Phone No. 625-6276 CR: _____

Department: Finance Operations Recreation/Golf Riverfront Park
Committee: Finance Golf Land Recreation Riverfront UFTC
Type of contract: New Lease Renewal/Ext. Amendment/CO Other
Beginning date: 05/13/2021 Expiration date: _____ Open ended

CLERKS' FILE	OPR 2021-0430
RENEWAL	_____
CROSS REF	_____
ENG	_____
BID	_____
REQUISITION	_____

DATE: 06/28/2021

AGENDA WORDING:

Letter of intent for public access easements and a parkway at Dwight Merkel Sports Complex

BACKGROUND: (Attach additional sheet if necessary)

Public access and recreational trail easement and parkway along the southern edge of Dwight Merkel Sports Complex

RECOMMENDATION:

Approve Letter of intent for public access easements and a parkway at Dwight Merkel Sports Complex

ATTACHMENTS: Include in packets. See back of Agenda Sheet for specific supporting document requirements.

SIGNATURES:

Berry Ellison _____ Garrett Jones
Requester - Berry Ellison Dept. Manager _____ Director of Parks & Recreation – Garrett Jones

Megan Qureshi James Richman _____
Parks Accounting – Megan Qureshi Legal Dept. – James Richman

DISTRIBUTION: Parks: Accounting _____
Parks: Pamela Clarke _____
Budget Manager: _____
Requester: Berry Ellison _____

PARK BOARD ACTION: APPROVED BY SPOKANE PARK BOARD

Jennifer Ogden
Jennifer Ogden, president

May 13, 2021

<u>Fiscal Impact</u>	<u>Budget Account</u>
Expenditure: Budget neutral	
_____	_____
_____	_____
_____	_____
_____	_____
Revenue:	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Existing vendor

New vendor – If so, please include vendor packet

Supporting documents:

Quotes/Solicitation (RFP, RFQ, RFB)

W-9 (for new contractors/consultants/vendors)

Contractor is on the City's A&E Roster City of Spokane

ACH Forms (for new contractors/consultants/vendors)

Spokane Business registration expiration date: _____

Insurance Certificate (minimum \$1 million in General Liability)

UBI # _____

Spokane Park Board

Briefing Paper



Committee	Land		
Committee meeting date	May 5, 2021		
Requester	Berry Ellison	Phone number: 509-625-6276	
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/extension <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Item title: (Use exact language noted on the agenda)	Letter of intent for public access easements and a parkway at Dwight Merkel Sports Complex		
Begin/end dates	Begins: 5/13/2021	Ends:	<input checked="" type="checkbox"/> Open ended
Background/history: Public access and recreational trail easement and parkway along the southern edge of Dwight Merkel Sports Complex.			
Motion wording: Approve letter of intent for public access easements and a parkway at Dwight Merkel Sports Complex			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Fairmount Memorial Association Name: _____ Email address: _____ Phone: _____			
Distribution: Parks – Accounting Parks – Pamela Clarke Requester: Berry Ellison Grant Management Department/Name: _____			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: _____ Budget code: _____			
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)		
<input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane	<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)		
<input type="checkbox"/> UBI: _____ Business license expiration date: _____	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		

April ~~May~~, 2021
13,
2021

City of Spokane, Parks Department
Attn: Garrett Jones, Parks Director
808 West Spokane Falls Blvd.
Spokane, WA 99201

Fairmount Memorial Association
822 N Government way
Spokane, WA 99224

Re: Draft Letter of Intent re Public Access Easements and a Parkway at Dwight Merkel Sports Complex

Ladies and Gentlemen:

The purpose of this letter (the "Letter of Intent") is to set forth the preliminary interest and understanding of both the City of Spokane, by and through the Spokane Parks and Recreation Department ("Parks") and Fairmount Memorial Association ("Fairmount") with respect to the possibility of establishing public access / recreational trail easements along existing trails adjacent to the Spokane River and Riverside State Park and establishing a parkway along the southern edge of the Dwight Merkel Sports Complex. Parks and Fairmount are each sometimes referred to collectively as the "Parties" and individually as a "Party."

This Letter of Intent shall not create a binding legal obligation on the Parties, or on the part of any other person or entity, until such time as definitive agreements providing for all of the terms, covenants, conditions and understandings relating to the public access easements and parkway are executed and binding. The Parties further represent to each other that upon the execution of this Letter of Intent they will individually and collectively exercise good faith and best efforts to take all actions reasonably necessary to fulfill the terms and intent set forth herein, subject to necessary approvals of the above-referenced definitive agreements.

1. **Background and Purpose.** Fairmount owns certain property adjoining the Dwight Merkel Sports Complex and Riverside State Park and also owns property adjoining the Spokane River near the confluence with Latah Creek ("Fairmount Property"), all as depicted in Exhibit A. **The Parties wish to preserve public access and recreational opportunities on the Fairmount Property by entering into an agreement to preserve public access in perpetuity.** Parks owns or

controls the Dwight Merkel Sports Complex (“Merkel”), which is depicted in Exhibit B. The Parties wish to set forth the conditions under which a public parkway could be dedicated and developed along the southern edge of Merkel in order to enhance public access and circulation at Merkel and to provide access to Fairmount’s adjoining property. In anticipation of these arrangements, pursuant to a Right-of-Way Dedication Deed, dated November 7, 2019, and filed for record in the records of Spokane County on November 8, 2019 under Auditor’s recording number 6862275, the City of Spokane and Spokane School District No. 81 set aside an alignment for a future public street along the western edge of the Joe Albi Stadium site (“ROW Dedication Deed”).

2. **Preservation of Public Access to Existing Trails on Fairmount Property.**

a. **Spokane River.** The Parties desire to enter into Recreational Trail Easement Agreements that will preserve in perpetuity the public’s ability to enjoy access to and views of Latah Creek and the Spokane River via existing trails located over and across the Fairmount Property. **determined not to be feasible (trails not permissible within this area)** The Parties have worked on a draft agreement, but several key points remain under discussion, including the exact alignment of the trail(s) and responsibility for trail maintenance and clearing of encampments. The Parties acknowledge that the existing trails along the Spokane River near the confluence with Latah Creek are within environmentally sensitive areas having rich archaeological heritage which may limit the ability to significantly increase the public’s use of the trails and will certainly restrict the Parties’ ability to make improvements to existing trails or to develop new trails. For these reasons, the Parties acknowledge that it may be helpful to involve representatives from the Department of Ecology and local tribes prior to finalizing any such easement agreements.

b. **Riverside State Park.** The Parties also desire to enter into Recreational Trail Easement Agreements that will preserve in perpetuity the public’s ability to access Riverside State Park over and across the Fairmount Property in those areas generally depicted on Exhibit D.

3. **Merkel Parkway.** The Parties wish to agree on the conditions under which the Park Board would agree to the dedication of public right-of-way along the southern end of the Dwight Merkel Sports Complex generally along the same alignment as the existing park access road. This parkway would enhance circulation and parking opportunities at Merkel and would provide access to Fairmount’s adjoining property which would create opportunity for the property to be developed for residential use in the future. Development of the parkway would be the sole responsibility of Fairmount and/or its successors and assigns and the parkway would be developed by Fairmount according to specifications acceptable to the Park Board and the City’s Development Services Department, at no cost or expense to Parks or the City of Spokane. Fairmount would be responsible for mitigating any impacts to Merkel with no net loss of recreation facilities resulting from development of the parkway. Similarly, Fairmount and/or its successors and assigns would be responsible for coordinating with Spokane School District No.

81 for the development of the public right-of-way set aside in the ROW Dedication Deed at no cost or expense to Parks and/or the City of Spokane.

4. Timing of the Project. To facilitate development of the foregoing, each Party is requested to return this Letter of Intent by July 06, 2021.

This is a non-binding document having no legal effect. The Parties understand that all costs, expenses and fees ("Expenses") related to this Letter of Intent shall be paid by the party incurring such Expenses without recourse against the other party. No claim for Expenses or liability of any kind related to this Letter of Intent shall be based upon reliance, estoppel, or equity. In the event the Parties do not reach agreement on the public access easements and parkway, this Letter of Intent shall terminate without any liability to the Parties.

Sincerely,

DocuSigned by:
Garrett Jones
C54768E7AE074B0...
Director, Spokane Parks & Recreation

Approved as to form:
DocuSigned by:
James Rickman
59DFB076D0684D7...
Assistant City Attorney

City of Spokane Parks and Recreation

DocuSigned by:
Signature: Garrett Jones
C54768E7AE074B0...
Print name: Garrett Jones
Title: Director, Parks and Recreation
Date: 7/6/2021

Attest:
DocuSigned by:
Laurie Farnsworth
3D29CB9513C34B8...
Acting City Clerk

Fairmount Memorial Association

DocuSigned by:
Signature: David Ittner
33D62B6208CC483...
Print name: David Ittner
Title: President - CEO
Date: 6/30/2021

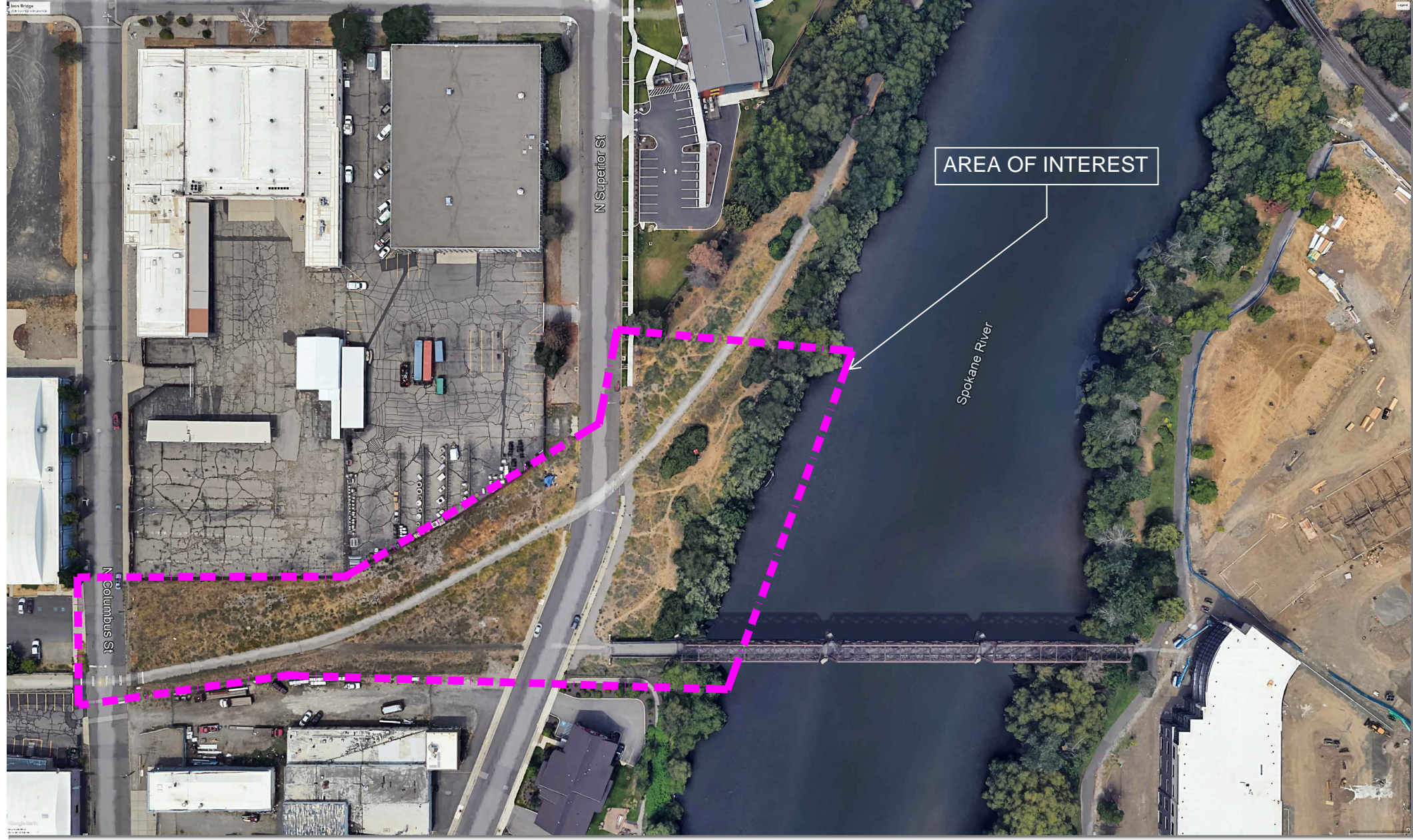


Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: May 1, 2024	
Requester	River Forum / Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input checked="" type="radio"/> Discussion <input type="radio"/> Information <input type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal E, Objective 1	Master Plan Priority Tier: First (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	Informational briefing and discussion regarding a new potential boat launch / river access point near the Iron Bridge in Spokane's Logan Neighborhood		
Begin/end dates	Begins:	Ends:	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>The Spokane River Forum and U-District propose working with Spokane Parks and Recreation and stakeholders to develop a construction-ready design for water trail access and riparian restoration for the Iron Bridge River Gateway.</p> <p>This desired access point is on City of Spokane Park property. Representatives from the river forum would like to brief the committee on the idea and gather park board input regarding the idea before determining how best such a project may proceed.</p>			
Motion wording:			
No motion requested. Discussion only.			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No			
If so, who/what department, agency or company:			
Name:	Email address:	Phone:	
Distribution:			
Parks – Accounting	Toddw@whipplece.com		
Parks – Sarah Deatrich	dblack@naiblack.com		
Requester: Nick Hamad			
Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:	Budget code:		
Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)		
<input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane	<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)		
<input type="checkbox"/> UBI: Business license expiration date:	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)		



Iron Bridge Site

SPOKANE RIVER

SEAL:

CONSULTANT:

PROJECT NUMBER:

IRON BRIDGE NORTH
SPOKANE RIVER FORUM

SHEET TITLE:

DRAWN BY:

CHECKED BY:

Revisions:

SHEET:

PLOT DATE: Monday, February 05, 2024 FILE LOCATION: NP:\2376 Iron Bridge Access\sz-s11e2 5 24.dwg



RIVER ACCESS IRON BRIDGE NORTH

NORTH SUPERIOR STREET
RIVER BANK ACCESS
IRON BRIDGE

IRON BRIDGE TRAIL EXTENSION

ON STREET PARKING

CENTENNIAL TRIAL



RIVER ACCESS IRON BRIDGE NORTH PLAN

TRAIL CONNECTION
BOAT ACCESS
VEHICLE DROP OFF
RIVER ACCESS PATH
RIVER BANK ACCESS
LAUNCH
IRON BRIDGE TRAIL
CONNECTION
RIVER SHORE LINE
TRAIL CONNECTION
IRON BRIDGE



SEAL:

CONSULTANT:

PROJECT NUMBER:

IRON BRIDGE
NORTH
SPOKANE
RIVER FORUM

SHEET TITLE:

DRAWN BY:
CHECKED BY:

Revisions:

SHEET:

L-104

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