



**Special Meeting of the Land Committee of the
Spokane Park Board**

September 30, 2015, 3:00 p.m. – 5:00 p.m.
City Hall **Conference Room 3B, Third Floor**
808 W Spokane Falls Boulevard
Spokane, Washington
Tony Madunich – Park Operations Director

Committee Members:

Van Voorhis, Ken – Chairperson
Kelley, Ross
McGregor, Ted
Selinger, Samuel
Traver, Susan

A special meeting of the City of Spokane Park Board will be held at **3:00 p.m.** on Wednesday, September 30, 2015, City Hall **Conference Room 3B, Third Floor**, City Hall, 808 W. Spokane Falls Boulevard, Spokane, Washington.

The meeting will be conducted in a standing committee format for the Land Committee of the City of Spokane Park Board. Because a quorum of the Park Board may be present, the standing committee meeting will be conducted as a committee of the whole board.

The meeting will be open to the public, with the possibility of moving into executive session only with the members of the Park Board and appropriate staff. Discussion will be limited to appropriate officials and staff. Public testimony may be taken at the discretion of the committee chair.

Agenda

Action Items:

1. Coeur d'Alene Park Master Plan Adoption – Garrett Jones

Information Items:

1. Habitat Restoration Plan Mile 23 - 24 Centennial Trail – Garrett Jones
2. Heath Park Lease – Tony Madunich
3. Citizen Input Tool – Garrett Jones
4. Southside Sports Complex Master Plan

Discussion Items:

None

Standing Report Items:

1. Park Operations Financial Report – no report (Sept Financials not complete)
2. Capital Projects Update – Garrett Jones
3. CSO Tank Update

Agenda is subject to change

Please note: Agenda is 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 contact Gita George-Hatcher 48 hours before the meeting date at (509) 625-7083; 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ggeorge-hatcher@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. George-Hatcher at (509) 625-7083 through the Washington Relay Service at 7-1-1.

"Summer 2015"

Coeur d'Alene Park

MASTER PLAN

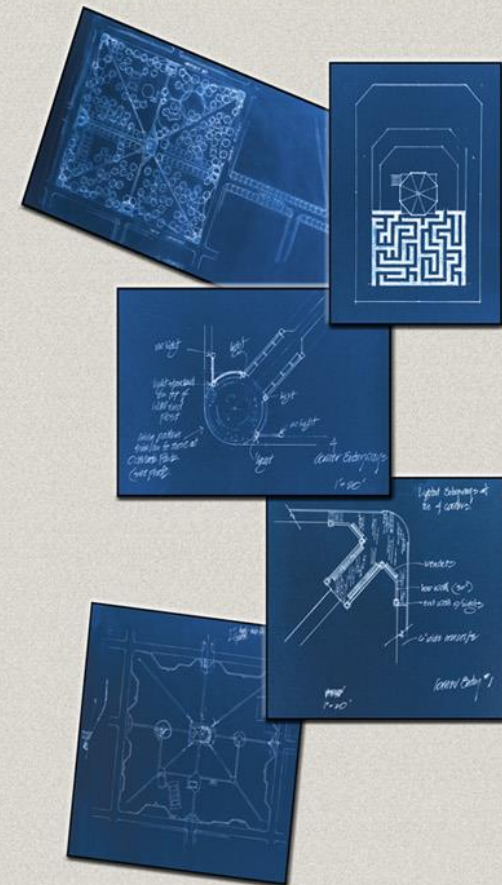
Valuing
the Past



Living
in the Present



Planning
for the Future



Prepared with assistance from:

"Friends of Coeur d'Alene Park & Browne's Addition Neighborhood Association"

The Friends of Coeur d'Alene Park & Browne's Addition Neighborhood Association
in cooperation with
Spokane City Parks and Recreation
and the
Spokane Park Board
present

Coeur d'Alene Park Master Plan

2015

Plan's preparation guided by
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ACKNOWLEDGEMENTS

The Browne's Addition, Coeur d'Alene Park Master Plan is a working document. Given funding availability and emerging global, regional, and local trends, changes to this document will continue to be considered by the Friends of Coeur d'Alene Park and the Browne's Addition Neighborhood Association. Such changes will be approved by the Spokane Park Board.

Spokane Park Board

Chris Wright, President
Susan Traver, Vice President
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Ted McGregor

Dr. Samuel Selinger
Ken Van Voorhis
Nick Sumner
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Julie Biggerstaff - Chair
MaryLou Sproul - Co-Chair
Judy Morris - Member at Large
Christine White - Member at Large
Cindy Fine – Member at Large
Patti Simpson-Ward – Art Director

Browne's Addition Neighborhood Association

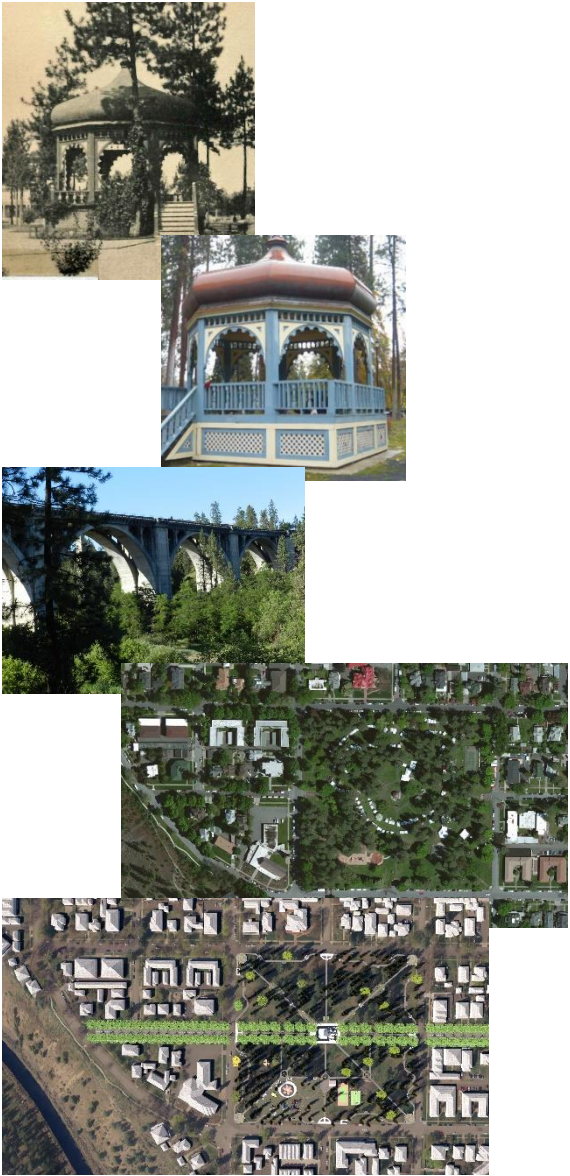
Rick Biggerstaff - Chairperson
Eric Kramer - Vice-chair
MaryLou Sproul - Secretary
Julie Biggerstaff - Treasurer
Tim Finneran - Communications Officer
Amanda Hamilton - Member at Large
Karl Zacher - Member at Large
Elizabeth Marlin - Member at Large
Nicole Bower - Member at Large
Mike Harves - Member at Large
For their help and support, thank you to:

Special Thanks

Jim Cortner, Principal, Cortner Architectural Company
Angel Spell, Urban Forester, City of Spokane Parks and Recreation
Steve and Jamie Hart for opening up their home and hosting the kids' workshop
Julie Biggerstaff, MaryLou Sproul, Christine White and Morag Stewart for their ongoing thoughts, feedback, and concern for their neighborhood
.....and Crammer

Computer generated graphics provided by Natasha Kinser; video and still photography by Deke Cloy and Paddy Hoy of On the edge Images, LLC.

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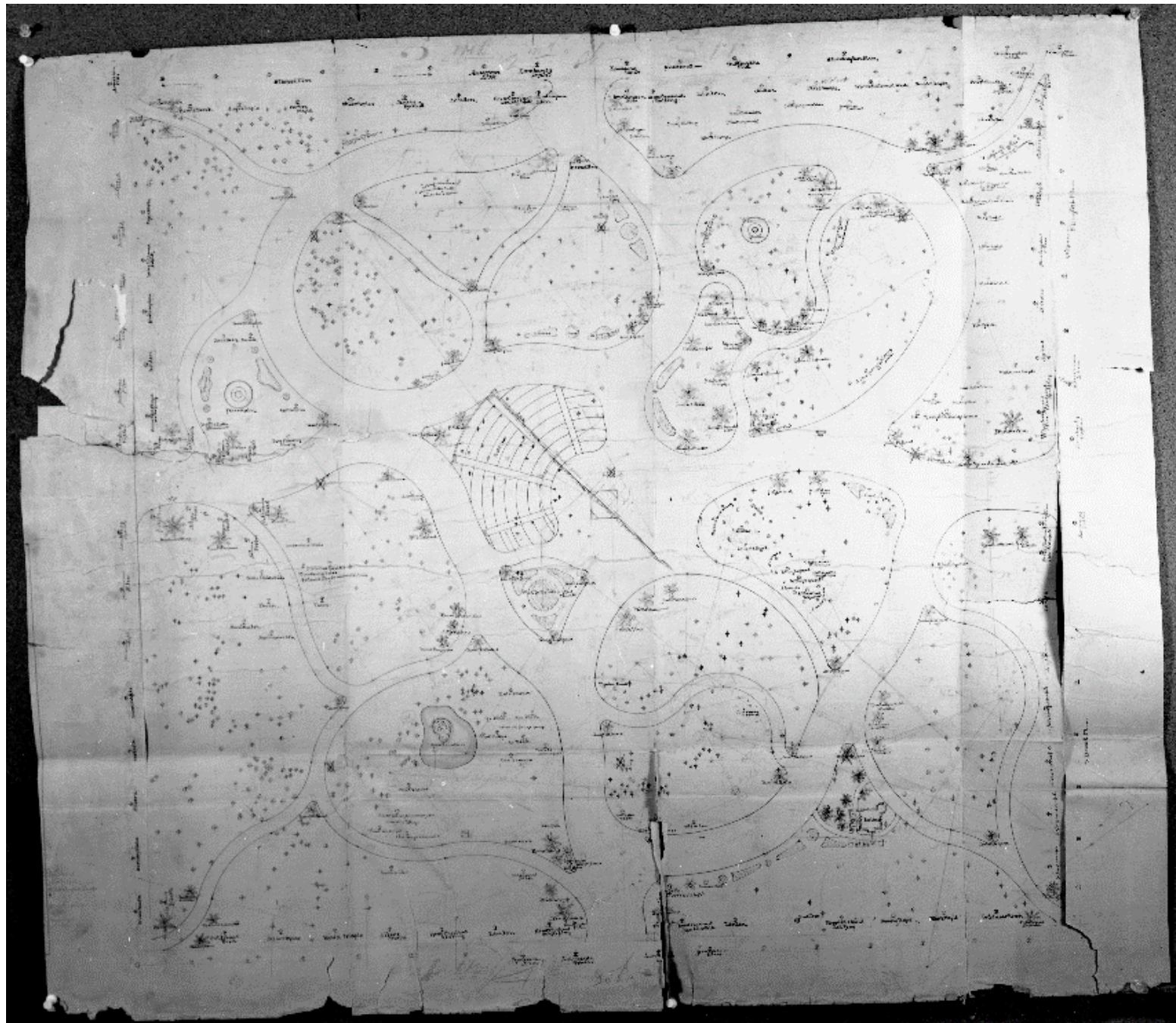
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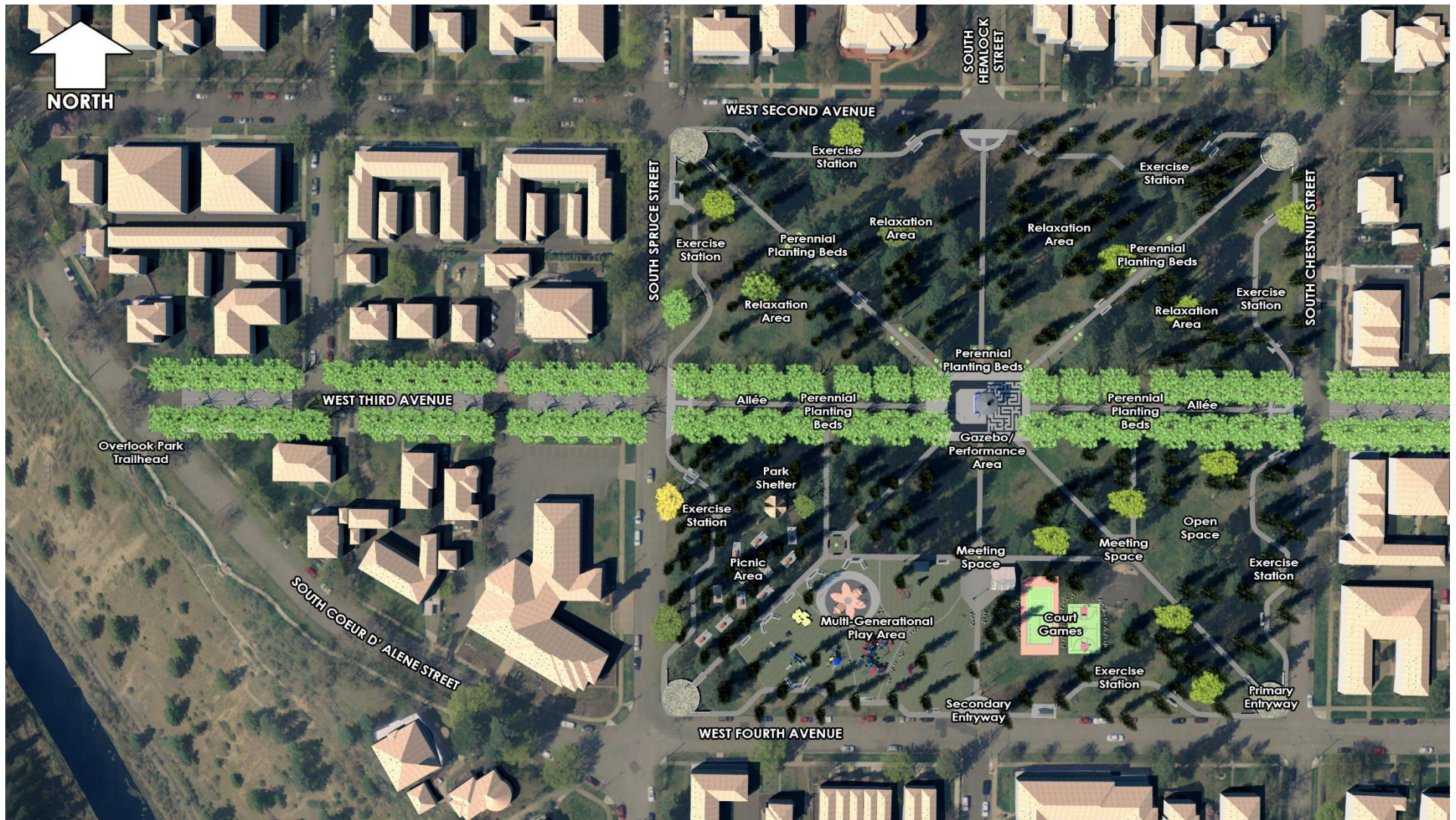
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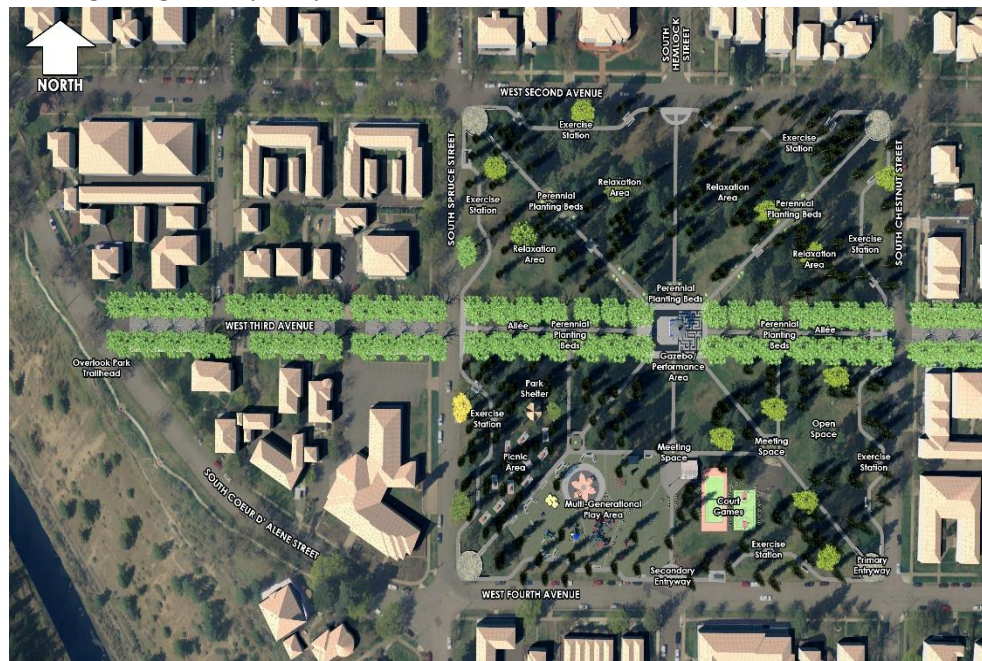


Coeur d'Alene Park Master Plan, 2015

EXECUTIVE SUMMARY

In many respects, Coeur d'Alene Park's 9.78 acres are the heart and soul of the Browne's Addition neighborhood. Almost 125 years old, Coeur d'Alene Park exists to this day "for the pleasure which [its] beauty affords the people... [and] aids to the improvement and preservation of the health of the people" (Olmsted and Olmsted, 1913, 71).

The park has endured ups and downs, disrepair, vandalism, and restoration. As an extension of the recent restoration of the park's bandstand, current renewal efforts speak to the park's enduring value to Browne's Addition residents of all ages. The new citizen participation master planning process highlights the park's interior and surrounding environs. The plan recommends that the City consider adding street trees along Third Avenue to the east toward downtown Spokane and to the west to Overlook Park and its connection to Latah Creek in order to strengthen Coeur d'Alene Park's role in the larger region's open spaces.

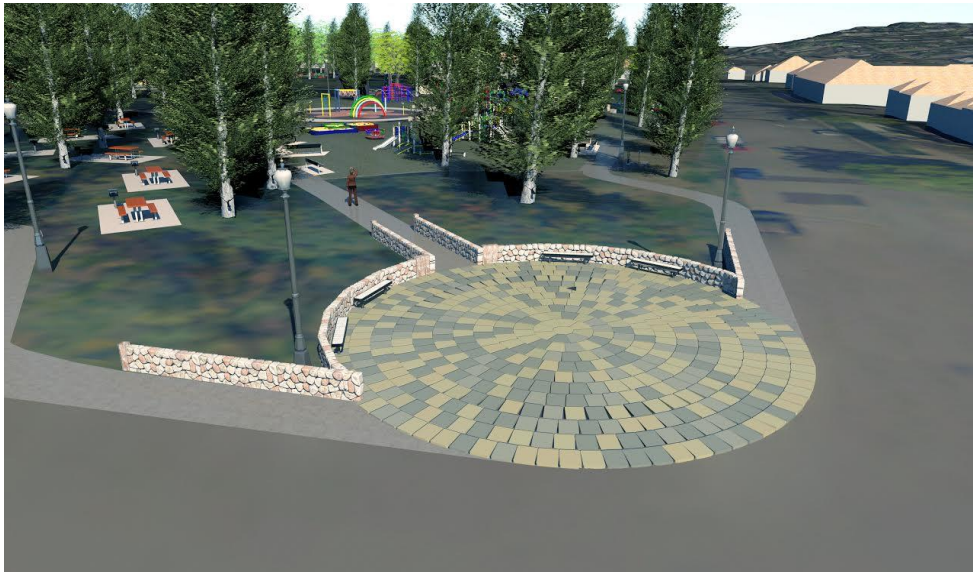


As a master plan, this document is visionary and conceptual – it is a guide. It functions to identify a sequence of modifications over the next 10, 15 or 20 years and provide continuity to the ongoing development process in and around the park. The unique challenge to the development of this master plan for this particular park has been to propose enhancements and modifications that blend the Olmsted Brothers' early 20th century park philosophy with the current residents' early 21st century wishes for the future.

Projects highlighted in this plan need the commitment of many to make them happen. Each project, or phase of the master plan, will need further analysis, time, and effort to build the partnerships and secure resources not yet available. Capital projects will require additional discussion, resources, and ongoing coordination with the City. As funding comes available over the next 10-plus years, the total cost of the phased implementation of the park's

master plan could challenge the neighborhood and the City. However, the economic, social, and personal health gains can be estimated at many times the cost of revitalizing Coeur d'Alene Park (Harnik and Welle, 2009; Mass et al, 2006; Kuo and Taylor, 2004; Olmsted and Olmsted, 1913).

This master plan document is the result of an extensive, year-long citizen participation process (Appendix A: Citizen Participation Process). The extensive public participation process included workshops, with local residents of all ages, and public presentations in which participants voted for and commented on design options. Residents' thinking brought to light the practical aspects of daily life in this densely populated urban neighborhood: a social gathering place for both local and city-wide residents; a periodic destination for regional and international visitors attending annual celebrations and events; and a place of recreation and personal rejuvenation for all age groups. Discussions among members of the Friends of Coeur d'Alene Park and the Browne's Addition Neighborhood Association considered the following phasing of park modifications as funding becomes available. An Action Plan and Cost Estimating Worksheet is seen in Appendix B.



Phase 1: Primary Entryway

Phase 1. Primary Entryways

Located at the park's four corners, each primary entryway includes an arrival gathering apron, bench seating, and lighting that provides visitors with a sense of being welcomed to the park. Low basaltic walls, in an arms-wide-open gesture, define the way into the park and include bench seating and embedded signage. Set into the end pieces of the walls will be interpretive signs telling visitors the local history and identifying idiosyncrasies (haunted houses, dynamic individuals, unique events) that make Coeur d'Alene Park in Browne's Addition such a special place.

Phase 2. Perimeter Walk & Exercise Stations

Connecting the park's primary and secondary entryways, the half-mile paved perimeter walkway meanders inward and outward from the park's roadside edges. Adjacent to and spaced along the walkway are eight exercise stations. Two alternatives to consider regarding the exercise equipment

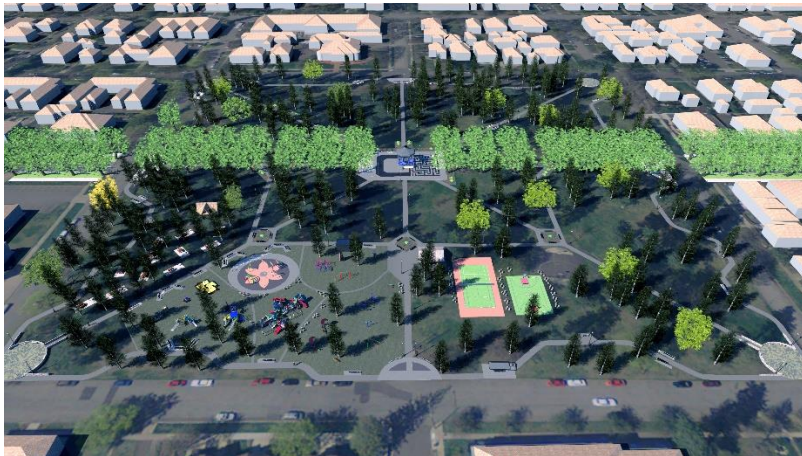
are: each station accommodates one or two manufactured pieces of exercise equipment, or The Friends of Coeur d'Alene Park could organize local or state-wide competitions that invite designers and artisans to submit sculptures that fulfill criteria that blend aesthetics and exercise.

Phase 3. Secondary Entryways

Located at the center points along the park's perimeter, the secondary entryways are aligned with the intersecting north-south (South Hemlock Street) and east-west (West Third Avenue) roads. While less detailed than the Primary Entryway design, the mid-block entries align their points of arrival to the park with the cross streets' respective existing sidewalks. Given sufficient funding, it would better suit the park's character and integrity if both the primary and secondary entryways were installed at the same time.

Phase 4. Thinning of Ponderosa Pines

Thinning of the Ponderosa Pines will occur prior to or concurrently with the installation of the perimeter pathway and installation of the east-west allée linking West Third Avenue to the east and west. Selective thinning of the pines accommodates not only an upgrading of the park, providing for new and relocated activity areas, but also returns the park to its early 1900s landscape character. As seen in early photographs, the park was characterized by a less dense coniferous tree canopy than it has today. A less dense canopy would allow for the return of more deciduous trees and flowerbeds along selected walkways, as called for by the Olmsted and as seen in earlier plans and photographs.



Phase 5: Allée

Phase 5. Allée

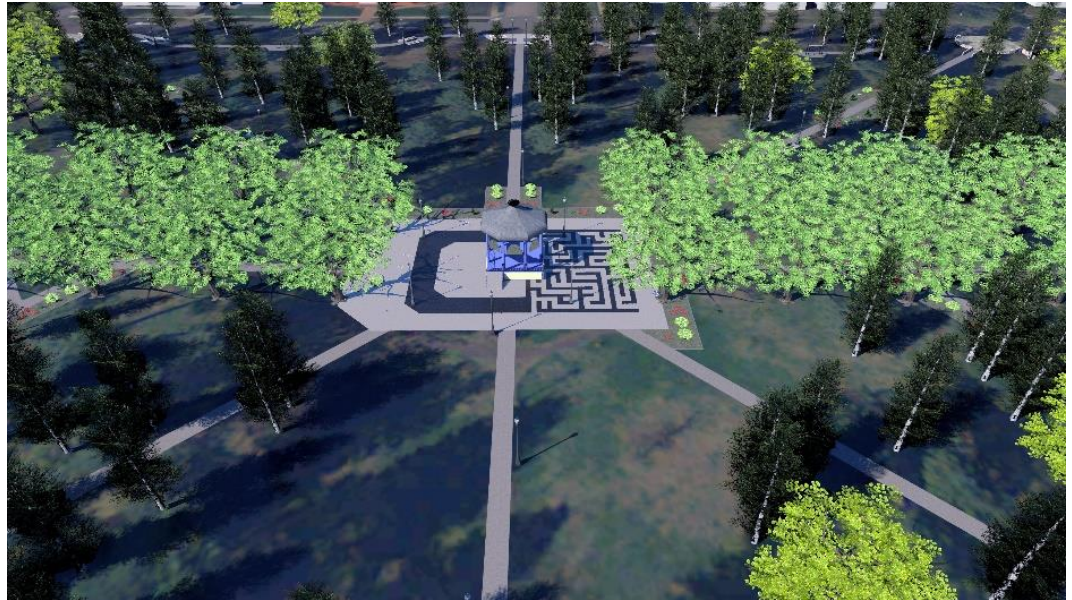
Two parallel rows of deciduous trees running east to west through the park and framing a walkway link West Third Avenue to the east with the bandstand and from the bandstand to West Third Avenue to the west. The park's allée would also include street-tree plantings along the north and south sides of West Third Avenue to Overlook Park, if not also eastward along West Third Avenue toward downtown Spokane.

Phase 5a. Third Avenue Street-tree Planting

The allée planting continues as street tree plantings along the north and south sides of West Third Avenue to the east toward downtown and west to Overlook Park, Coeur d'Alene Park acts to link an urban residential portion of Spokane to a larger regional open space system.

Phase 6. Gazebo/Bandstand Hardscape

Hardscape around the existing, recently renovated bandstand will be enlarged to accommodate two primary functions. To the west, or performance side, the new pavement pattern delineates a defined performance area, an area of slight separation, and a wider audience seating area. To the east side, a relaxation “patio” contains a paving pattern that is a maze around which are located seating benches.



Phase 6: Gazebo, Performance & Relaxation Areas

Phase 7. Adult, Youth, and Youngster Play Areas

Active play has been organized across and within the southern portion of the park between the allée and West Fourth Avenue. Hardscape, tennis and basketball courts, are brought together and complemented with a loose organization of low basalt columns to be used as seating. Separated from the organized sports' area and laid out across the southwest portion of the park are inclusive creative play areas for adults, teens, youth, and children.



Phase 8. Picnic Area and Picnic Shelter (maybe designed and installed along with court areas and inclusive play areas)

Concrete pads situated among mostly Ponderosa Pines accommodate picnic tables and BBQ grills. Slightly north, yet visually connected to the picnic area is a replica of the original picnic shelter.

Phase 9. Bus Stop - West Fourth Avenue & South Hemlock Street

For improved public safety, and improved bus driver visibility of waiting passengers, the existing bus stop along the south side of the park (across from South Hemlock Street) is relocated 120' east of the existing stop's location and is a replica of the existing bus stop at 2nd and Spruce). Relocation of the bus stop was called for by participants at numerous public meetings. Their concern was with their visibility to oncoming buses.

Phase 10. Park Furniture

Trash receptacles, cigarette ashtrays, dog poop-scoop stations, and way-finding and historically-informative signage are conveniently located throughout the park. Lighting throughout the park is significantly increased. The light standards are similar to the existing light standards and accommodate banners and hanging flower baskets. The bases of selected light standards have junction boxes to accommodate electrical outlets.

Phase 11. Overlook Park

Three primary improvements enhance Overlook Park. First is a planting plan along the north-south sidewalk and bluff edge that will inhibit vagrants and squatters from use of the landscape particularly by the private residences. Second is an improved, both for public safety and erosion control, pathway leading from South Coeur d'Alene Street down the bluff to Latah Creek. Third, is a continuation of the stone wall (or facsimile) along the west side of the pathway to help with surface drainage and erosion control.

Phase 12. Irrigation

A more modern, computerized irrigation system is needed. Discussions with the Parks Department should occur prior to the letting of any design contracts in order to outline the best approach for the park, existing utilities, and tree root systems: designed and installed all at one time, main lines installed at one time and then ancillary lines installed along with various phases; portions of the park's irrigation installed along with various phases, or some such planned approach.

Summary

Browne's Addition residents are as fortunate to have Coeur d'Alene Park as the park is to have the residents. Coeur d'Alene Park, like another of Olmsted's Parks, Boston Commons, is a deeply sentimental and symbolically important place in the hearts of the surrounding residents (Firey, 1947). Resident volunteers who make up The Friends of Coeur D'Alene Park and the Browne's Addition Neighborhood Association recognize the social, cultural, and iconic value of the park's lawn, trees, and gazebo. Local efforts saved the park from being closed (1896), the bandstand from being replaced (1989-90), and now the entire park from slow deterioration. People's efforts are expanding beyond the park's borders to make it a part of Spokane's larger open space system. In total, this is no small task, yet neighborhood residents' recognition of the park's importance in their lives contributed to the development of this master plan. As a master plan, community members need to keep in mind that it is a guide to the future that will frame discussions that give it final form. Also, Projects highlighted in this plan need the commitment of many to make them happen. They will need further analysis, time, and effort to build the partnerships and secure resources that are not yet available. Capital projects will require additional discussion, resources, and ongoing coordination with the City.



INTRODUCTION

Coeur d'Alene Park, located in Spokane, Washington's Browne's Addition neighborhood, exists "for the pleasure which [its] beauty affords the people...[and] aids to the improvement and preservation of the health of the people" (Olmsted, J. C. and Olmsted, F. L. 1913, 71). Donated to the City which was then called Spokane Falls in 1883 by John J. Browne, a lawyer, and Anthony McCue Cannon, a banker, the park's 9.76 acres have, for over 120 years, provided residents with a naturalistic outdoor space in a growing urban setting. The donated park land was accepted by the city in 1891. Spokane's first and oldest park, Coeur d'Alene Park is located within easy walking distance of downtown Spokane.



Source: MapQuest, June 2015

In 2009, the uniqueness of Browne's Addition neighborhood was recognized among The Great Places in America by the American Planning Association. Of the neighborhood the Association noted:

The most culturally diverse neighborhood in Spokane, Browne's Addition is a mosaic of past and present. Stately mansions are juxtaposed with low-rise apartment buildings and condominiums. Residents — some here by choice, others by necessity — appreciate the neighborhood's proximity to downtown and its recreational opportunities and physical beauty. The grocery store is an easy walk from residences as is the coffee shop, restaurants and pizza parlor. An increasingly vibrant pedestrian realm has created a strong sense of community and provides opportunities for neighbors to mix and mingle.

Source: <https://www.planning.org/greatplaces/neighborhoods/2009/>

Coeur d'Alene Park is a gathering place. Local residents and visitors of all ages participate in the park's amenities on a daily basis. Participants come from as far as Montana and Canada to enjoy special events such as Artfest and locals enjoy weekly summer concert performances. While the Olmsted's

practiced park design during the rise of industrialization and growing urban densities, their thoughts on the need for and value to urban residents' health and wellbeing hold true today.

Coeur d'Alene Park is a survivor. Thanks to Browne's Addition residents the park has survived low points of limited maintenance, vandalism, and disrepair in the early 1900s almost resulting in the park being closed to the current revitalization movement resulting with the recent renovation of the gazebo-bandstand in August 2013.

Even in 1883 "Browne's Addition was very attractive to Spokane Falls residents because of the proximity to downtown and its scenic location above the Spokane River" (Wnek, 2015). As businessmen, Messrs. Browne and Cannon recognized the boost to land values the park would provide surrounding properties, a fact also recognized by The Trust for Public Lands (Sherer, 2006). Both the attractiveness of Browne's Addition and its proximity to downtown Spokane Falls contributed to Browne and other businessmen incorporating the "Spokane Street Railway Company on December 6th, 1886. By April 15th 1888 they had opened their first horse-drawn streetcar line, which incidentally ran from Browne's Addition to downtown" (Wnek, 2015).

In 1913 the Olmsted Brothers' report to the Spokane Board of Park Commissioners opened with the observation that "the need of parks is not greatly felt by the great mass of citizens in a city of this size, or at any rate it does not manifest itself so publicly as to attract attention." Now, just over 100 years later, Spokane, Washington's Browne's Addition neighborhood residents are showing a renewed attitude toward their park. Working together, members of The Friends of Coeur d'Alene Park and the Browne's Addition Neighborhood Association in conjunction with Spokane Parks, contracted the preparation of a new master plan for Coeur d'Alene Park. Like the Olmsted Brothers before them, the two neighborhood groups recognize, the park's critical importance to the health and well-being of local residents of all ages and the city as a whole.

Coeur d'Alene Park's master plan, an outgrowth of an active neighborhood participatory process, proposes enhancements and modifications that blend the Olmsted Brothers' early 20th century park philosophy with the current residents' early 21st century wishes for the future. As funding comes available, the phased implementation of the park's master plan will likely challenge the neighborhood's and the City's coffers. While an amount not likely welcomed by the neighborhood or the City, the economic, social, and personal health gains can be estimated at many times that amount (Maas et al. 2006; Giles-Corti, et al. 2005; Naderi and Kim. 2006; Harnik and Welle, 2009).

Function of a Master Plan

"A master plan is an evolving, long-term planning document. It establishes the framework and key elements of a site reflecting a clear vision created and adopted in an open process. It synthesizes civic goals and the public's aspirations for a project, gives them form and organization, and defines a realistic plan for implementation, including subsequent approvals by public agencies" (Damon, 2015).

The Coeur d'Alene Park Master Plan is not a final plan. As a master plan this document provides a comprehensive strategy that sets out a series of steps or project phases to be carried out in order to accomplish a determined goal. The primary benefit of this approach is that each of the steps or project phases, although carried out independently over an extended period of time, will all come together in a coordinated manner to eventually

provide a cohesive final landscape design. Used as an agreed upon guide, the master plan, as time goes on and global and local influences change so may the content of the remaining phases while still maintaining the park's overall character.

METHODOLOGY

Since the Browne's Addition residents of all ages are the park's informal caretakers it makes sense for them to play a major role in the park's future. For this reason, the sequence of indoor and outdoor master planning events in which citizens actively participated in the planning process began in June 2014. Local residents, as members of the Friends of Coeur d'Alene Park, the Browne's Addition Neighborhood Association, private citizens, and youth participated in multiple opportunities to contribute their ideas for the park (Appendix A: Citizen Participation Process). Their contributions started with a public meeting in the park where residents of all ages and occupations provided their general wishes and wants for the park.

The citizen feedback process began with a mini celebration in Coeur d'Alene Park. Participants of all ages were provided food, beverages, and games. There were historic photos of the park, sign-up sheets to provide contact information for those interested in becoming involved or, at least, kept up to date with the planning process. After a public introduction to the fact the this gathering constituted the start of the master planning process, participants were provide opportunities to meet and talk with members of The Friends of Coeur d'Alene Park and the landscape architect leading the planning process. Participants were encouraged to fill out a form (Appendix: C, Public Meeting in the Park) requesting their wishes for the future of the park. A compilation of people's wishes contributed to the next meeting at which people were provided examples of the primary park features that appeared in the first survey conducted in the park.

Participants' suggestions, blended with the Olmsted Brothers' recommendations, and aspects of the Olmsteds' approach to park design drawn from across the country, provided the basis for a second, more formal, meeting held at the Reid House.

At the second meeting, in a combined gathering of the Friends and the Browne's Addition Neighborhood Association that was open to the public, participants reviewed and voted on examples of such park features as entryways, pathways, gazebo performance and relaxation areas, children's play and gathering places (Appendix D: Neighborhood Preferences Survey). Tallied, the voting results and accompanying comments contributed to three master plan scenarios that were again reviewed and voted upon by the two groups' members and the general public (Appendix F: Three Master Plan Scenarios).

Prior to development of the three master plan scenarios, a workshop held in a private home had 20 local kids generate ideas that spanned from the wildly imaginative to thought provoking (Appendix E: Kids' Workshop). Initial responses to the kids' wishes, e.g. a zip line, were laughter regarding City



Saturday afternoon, 20 September 2014; SW
Corner of the park.

lawyers' reactions. But since then a particular line of inclusive play equipment, including a zip line (currently found installed across the country) shows the potential for returning fun and excitement back to children's playgrounds (see, ZipKrooz).



Saturday 7 February, at the Ridge Clubhouse

Results from the Neighborhood Preferences Survey (Appendix, D) were then combined into 3 master plan scenarios (Appendix, F) which were again reviewed and voted on at a combined Friends of Coeur d'Alene Park and Browne's Addition Neighborhood Association meeting that was open to the public. Participants' responses and comments were then organized into the master plan here.

The workshop sequence was a narrowing process. The process was specifically structured to guide participants step-by-step, rather than leap-frogging, to their decisions for the park. Initial workshops allowed for the collection of people's general ideas, wishes, and wants. Subsequent workshops facilitated the organization of people's ideas, provided examples of how those ideas may look, prompted discussion,

The extended public participation process of workshops, with local residents of all ages, and public presentations calling for participants to vote and write their thoughts on design options brought to light the practicalities of daily life in this densely populated urban neighborhood. The public participation process saw Coeur d'Alene Park as: a social gathering place for both local and city-wide residents; a periodic destination for regional and international visitors attending annual celebrations and events; and a place of almost daily recreation and personal rejuvenation for local residents.



29 December 2014 approximately 20 youth gathered at Steve and Jamie Hart's home and participated for almost two hours in talking about and drawing their ideas for the park.

and then asked for people to vote and comment on why they made the choices they did. This highly participatory process gave the character and content to the final master plan.

GREATER CONTEXT



Source: Museum of Arts and Culture, Spokane, WA

Spokane's parks, especially Coeur d'Alene Park in the Browne's Addition Neighborhood, have as long a history in the daily lives of the city's residents as the city itself. The 2012 Revised Comprehensive Plan (City of Spokane, 2012) provides options for what the city's residents have come to value as "Near Nature, Near Perfect." Among those options "The Comprehensive Plan enhances the value of parks, open spaces and other public space by increasing their role and financial support in a growing city" (5). The Comprehensive Plan recognizes parks and green, open spaces among the necessities "essential to the daily life of the residents" (11). Even before the Olmsted Brothers reviewed Spokane's parks and made recommendations to the Board of Park Commissioners (1913), attorney John J. Browne and banker Anthony McCue Cannon in 1883 understood the economic and social value of donating the land for Spokane's first park, Coeur d'Alene Park. Then the Olmsted Brothers introduced Spokane's leaders to the idea that

a healthy happy public went hand-in-hand with quality parks and a larger open space system. Today, that early valuing of parks is seen throughout the 2012 Comprehensive Plan in the frequency with which parks, green open spaces, and natural systems are called for and supported.

In the Comprehensive Plan, Section 2.2 Growth Management Act Overview extends the Olmsteds' philosophy. It set a foundation for three critical aspects found in this park master plan proposal. In sequence, they are: Open Space and Recreation, Environment, and Citizen Participation:

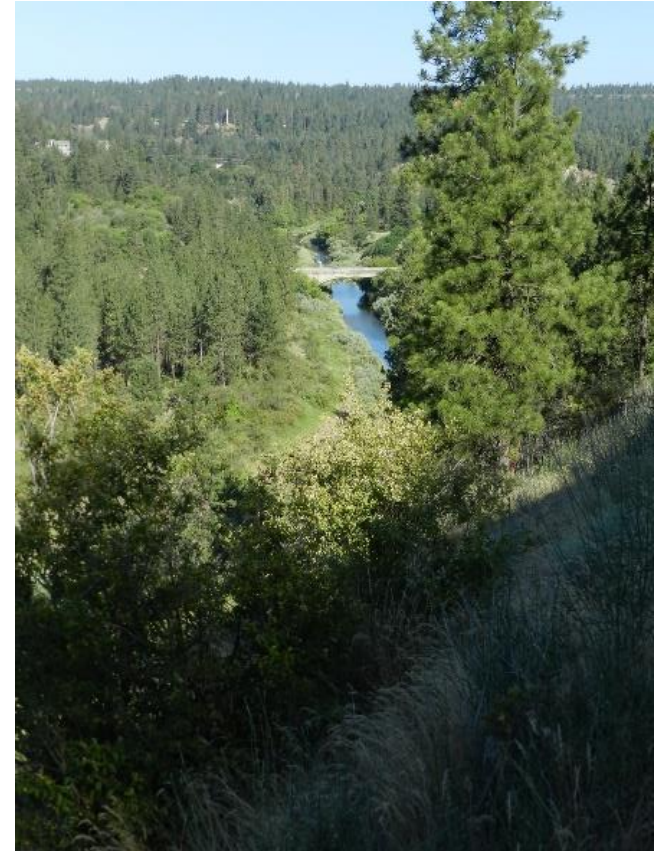
- Open Space and Recreation: retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- Environment: protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- Citizen Participation and Coordination: encourage the involvement of citizens in the planning process and ensure the coordination between communities and jurisdictions to reconcile conflicts (City of Spokane, 2012, 9).

The park's location, its naturalistic qualities, the proposed east-west Third Avenue street tree plantings, the connection with Overlook Park and in turn its connection with Latah Creek and the greater regional open space system all contribute to the Growth Management Act's call for open space and recreation.

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As for environments that “enhance the state’s high quality of life,” even the Olmsted’s promoted the contribution parks make to the public’s health and welfare. They specifically noted the benefits of replacing many Coeur d’Alene Park’s pines with deciduous trees which we now know to clean the air, reduce heat island effects, and reduce storm water runoff. Finally, and in the spirit of the Olmsted’s recommendations, Citizen Participation played a major role in the production of this master plan. Workshops with adults and youth contributed to the substance of this master plan. Public discussions and voting on design and planning options helped narrow the wishes and needs of the neighborhood residents. And, throughout the planning process the approval and recommendations of members of both the Friends of Coeur d’Alene Park and the Browne’s Addition Neighborhood Association contributed to the contents of this report.

With respect to Coeur d’Alene Park’s location and certain of its master plan proposals, it is important to note Spokane’s Comprehensive Plan’s call, in Section 2.3 Countywide Planning Policies Overview, “for coordinated planning efforts among jurisdictions within a county planning under GMA” (10). Located between downtown Spokane and Hangman Creek (below the Overlook Park trailhead) the proposed street tree extensions east and west from the park act to link Spokane’s urban core, through Coeur d’Alene and Overlook parks to the Hangman Creek greenway, High Bridge Park, Fish Lake Trail, and the Centennial Trail. The expanded open space will provide shaded, tree-lined access to an extensive regional trail system. Overlook Park is an important link in the connectivity of downtown Spokane, Browne’s Addition Neighborhood, and the larger regional open space system. Overlook Park is aptly named.



View from Overlook Park Trailhead looking north



Looking south from Overlook Park's Trailhead

Overlook Park was conceived as part of the Browne's Addition Neighborhood Revitalization in the 1980s and 1990s as a way to use the empty lots along [South] Coeur d'Alene Street to better serve the community" (Wnek, 2015a).

Set along the west side of South Coeur d'Alene Street, about 500' above Hangman Creek, the park's trailhead affords visitors almost a 180-degree panoramic view north and south. To the north, visitors are provided periodic views of Hangman Creek as it connects to the Spokane River. Directly west, one can look out over High Bridge Park. To the south are railroad trestles and an elevated portion of Interstate 90. There are also views through the railroad arches which frame Latah Creek as it meanders southward. Given the excellent and still growing trail systems around Spokane, most of what visitors to Overlook Park trailhead can see can be accessed by hiking down the valley's edge to a trail that parallels Hangman Creek embankment.

NEIGHBORHOOD COMPOSITION

Browne's Addition neighborhood is characterized by diversity in architectural periods, cultural history, and swings in social composition. The neighborhood's four primary architectural periods include: "Victorian era, Queen Anne, stick style and Eastlake homes (1881-1888) (Bonnett, 1984, 6); "shingle style and the flamboyant late Queen Anne style" (1889-1896) (6); "eclectic variations of the Colonial Revival, Georgian Revival, Tudor Gothic, Mission, Chalet, and Rustic styles" (1898-1905) (6); and between 1906 and the Depression the neighborhood saw "the introduction of many luxury apartment buildings" (6). The current eclectic mix of architectural styles, along with more recent newer condominium and apartment housing is softened by the density of street trees throughout. For an excellent summary of key individuals involved in the beginnings of the neighborhood and the City's park and open space systems, see:

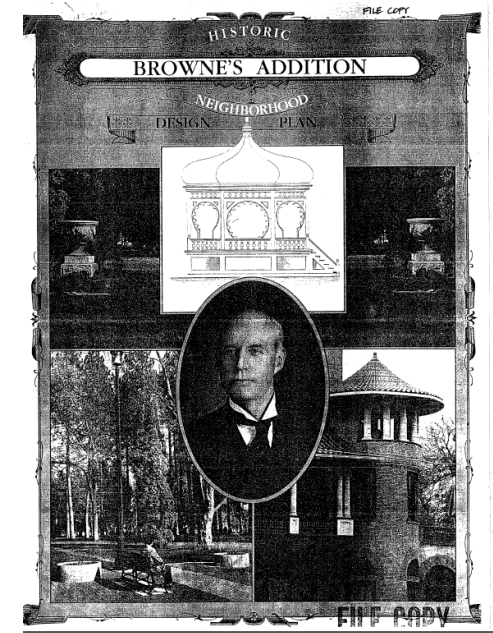
http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=8218

Since the early 20th century arrival of luxury apartments the neighborhood's make up has economically and socially ebbed and flowed. After years of slow decline, what with the older moneyed families moving out and the larger mansions being subdivided into apartments, the neighborhood's registration as a National Historic District in 1975 saw renewed interest in the neighborhood's vitality and appearance. At that time the City's Neighborhood Community Development Program provided \$50,000 a year for improvements. Then revitalization activities became more coordinated with the Community Development Block Grant funding of the 1984 Historic Browne's Addition Neighborhood Plan (Bonnett, 1984). This plan provided an organized movement forward until it was rescinded with the City Council's adoption of the City of Spokane's Comprehensive Plan in May 2001.

The neighborhood's character as a densely populated and densely treed community plays a role in its residents' health and wellbeing. Studies across Europe, Asia, and North America show that tree-lined streets promote activity and residents of neighborhoods that are green generally enjoy better health (Maas et al. 2006). People fortunate enough to have and who use parks and open spaces are three times more likely to achieve recommended levels of physical activity than nonusers (Giles-Corti et al. 2005). In addition, children benefit too. "Green outdoor settings appear to reduce ADHD symptoms in children across a wide range of individual, residential, and case characteristics" (Kuo, F. and Taylor, F. 2004). One study found that elderly people who live nearby parks, accessed by tree-lined streets and spaces for taking walks, showed higher longevity over a 5-year study period (Takano et al. 2002).

Coeur d'Alene Park's almost ten acres of green open space is enhanced by its surrounding neighborhood tree-lined streets. While there is traffic, the neighborhood's limited entry points along its eastern border disallow traffic passing through the neighborhood. These two factors, tree-lined streets and limited traffic flow, make Browne's Addition an excellent walking environment. That aspect of the neighborhood as a walking

<http://www.city-data.com/nbmaps/index.html> U.S. Neighborhood Maps (2010)

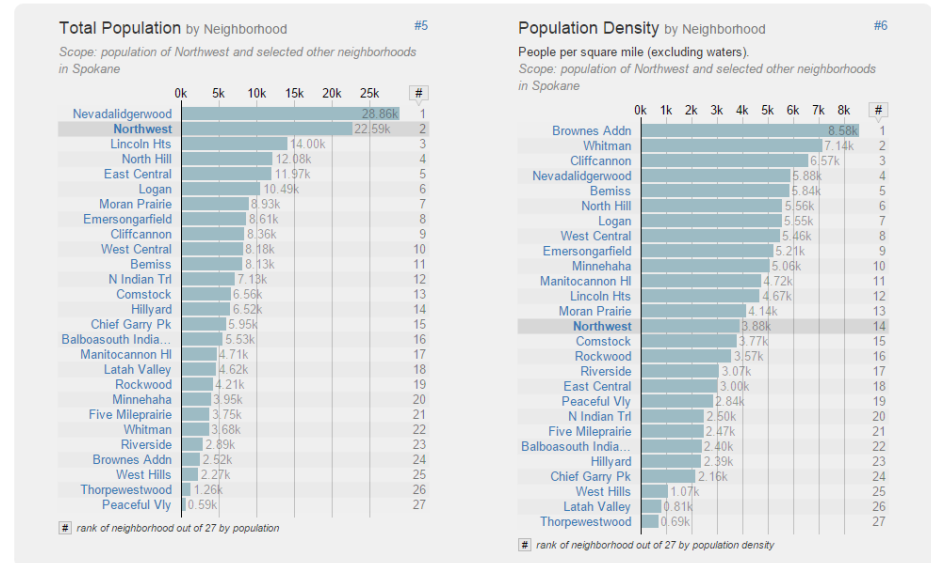


environment is further developed when we recognize the size of the neighborhood. Not only is it close to downtown Spokane by foot or public transit, it is a relatively small, densely populated neighborhood.

Three sources provide insight into Browne's Addition. The 2010 U. S. Neighborhood Maps <http://www.city-data.com/nbmaps/index.html> shows Browne's Addition to have the least area of any Spokane neighborhood. Until recently subdivided, the largest of Spokane's neighborhoods was the Northwest Neighborhood at 5.72 square miles and Browne's Addition with the least area at 0.28 square miles. In terms of population, the same two neighborhoods rank most and least again, respectively. The Northwest Neighborhood had the greatest population at 22,490 while Browne's Addition had the least with 1,716 people. Even with so few people, as a result of its small area, in 2010 Browne's Addition was listed as third highest in population density of Spokane's 27 neighborhoods with 6,238 people per square mile.

Population by Neighborhood in Spokane

There are 27 neighborhoods in Spokane. This section compares Northwest to all of the neighborhoods in Spokane.



However, The 2015 Statistical Atlas <http://statisticalatlas.com/United-States/Overview> shows Browne's Addition with an increase in population to 2,520, an increase that placed it at fourth smallest in the city. That increase also contributed to Browne's Addition becoming Spokane's densest neighborhood at 8,580 people per square mile. Additional data is found at: <http://www.city-data.com/nbmaps/neigh-Spokane-Washington.html>

As for revitalizing Coeur d'Alene Park, Spokane's 2012 Revised Comprehensive Plan supports and calls for various forms of green space across many of the City's Land Uses (LUs) such as found in Citywide Land Use (LU 1.1 Neighborhoods, LU 1.2 Districts, LU 1.12 Public Facilities and Services, LU 1.13 Parks and Open Space, LU 3.2 Centers and Corridors, LU 3.5 Mix of Uses in Centers, LU 6 Adequate Public Lands and Facilities, and more). Particular subchapters speak to the need for, value of, and planning of open spaces, parks, streets' green buffer strips.

Chapter 11, Neighborhoods (N)

N 5.1 Future Parks Planning

Utilize neighborhood groups to work with the City of Spokane Parks and Recreation Department to locate land and develop financing plans that meet the level of service standards for neighborhood parks and/or neighborhood squares.

Chapter 12, Parks, Recreation, and Open Spaces (PRS)

PRS 1.1 Open Space System

Provide an open space system within the urban growth boundary that connects with regional open space and maintains habitat for wildlife corridors.

PRS 2.1 Amenities Within Each Neighborhood

Provide open space and park amenities within each neighborhood that are appropriate to the natural and human environment of the neighborhood, as determined by the neighborhood and the Spokane Park Board.

PRS 2.2 Proximity to Open Space

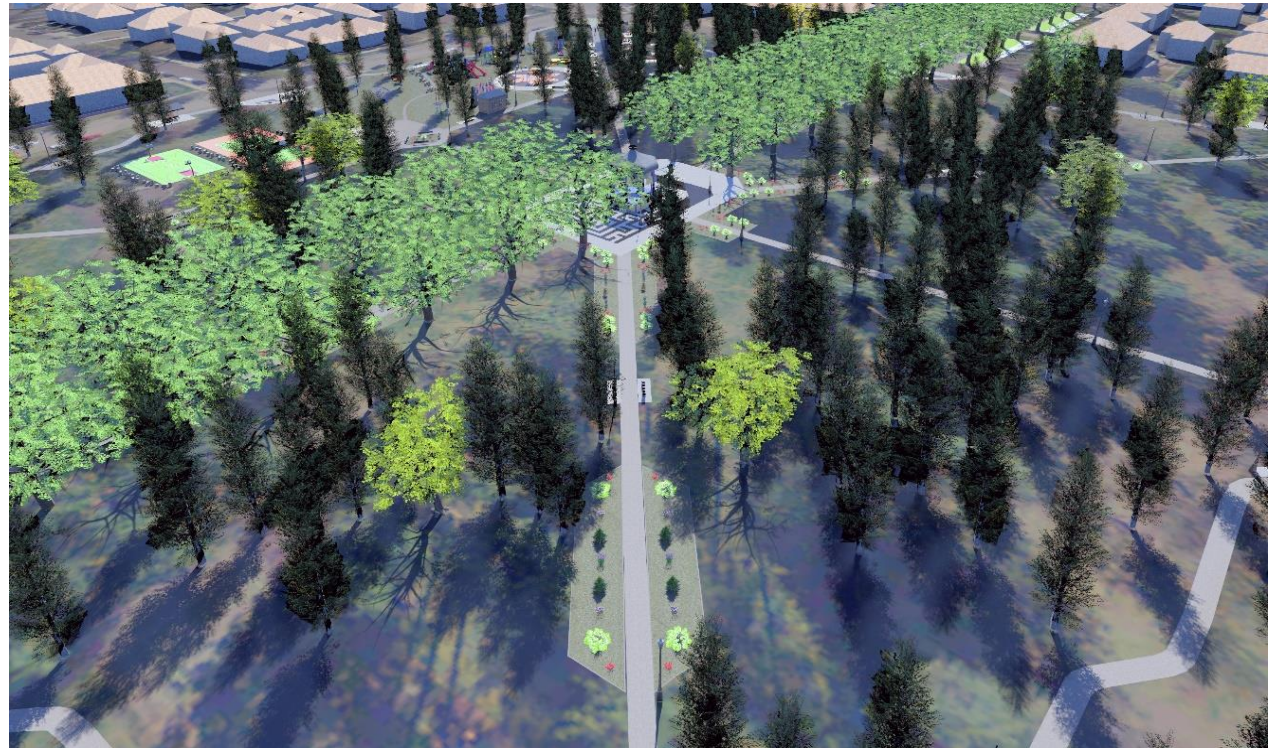
Provide open space in each city neighborhood. Discussion: To maintain the viability and health of the city, residents should have equitable proximity to open space.

The master planning of Coeur d'Alene and Overlook Parks also contributes to Spokane County's Comprehensive Plan (Spokane County, 2012) as read in Chapter 7, Capital Facilities and Utilities and Chapter 9, Parks and Open Space and in Spokane County Regional Trails Plan (Spokane County, 2014).

An Aside: In terms of the interplay of environment and health, it would be interesting at some point to explore the role of Coeur d'Alene Park, its surrounding tree-lined streets, and sidewalks' separation (setback) from the streets as related to the health of Browne's Addition residents. A simplistic approach would be to compare those neighborhoods identified in *Odds Against Tomorrow* (Dominguez, 21012) as consistently registering the poorest health standards with their density of tree covered streets, sidewalks set back from the roads, and proximity of population from parks.

MASTER PLAN OVERVIEW

Spokane, Washington's Coeur d'Alene Park's 2015 Master Plan proposes enhancements and modifications that blend the Olmsted Brothers early 20th century public park philosophies with the Browne's Addition neighborhood's early 21st century wishes for the future. The real challenge in development of a new master plan is in blending the social and economic determinants of these two time frames and the fact that, as a landscape, the park has a living, growing component in its trees and their surroundings. As funding comes available, discussions surrounding history, heritage, contemporary influences, and anticipated future needs will surely be revisited. The phased implementation of the park's master plan will consider changing costs related to improved technologies, new and improved simulated building materials, design-related required maintenance, and the like.



Looking across the park from the northeast to the southwest

While the influences on people's lives have changed since 1913, shifting demographics and climatic influences, energy costs, the public's health, and the coming to retirement of approximately 70 million Baby Boomers, the critical importance for citizens to have access to nature has not. The park is a place of individual re-creation and social interaction. As the Olmsted's recognized, "public parks....are also very important aids to the improvement and preservation of the health of the people" (Olmsted and Olmsted, 1913, 71). So too, today, The Friends of Coeur d'Alene Park recognize that one very practical driving force behind the Olmsted's, Fredrick Law Olmsted, his son Frederick Law Jr. and stepson John Charles, approach to landscape architectural design, is that public "parks constitute one of the best means of drawing people out-of-doors...[and]...are also very important aids to the improvement and preservation of the health of the people" (Olmsted and Olmsted, 1913, 71).

Place & Neighborhood

Streetscape features and neighborhood characteristics affect and influence a person's health; where an individual lives does matter (Jackson, 2011). Neighborhoods are where poverty, race/ethnicity, and other social factors converge with the physical environment to produce the overall conditions that shape people's health. Having access to recreational facilities, grocery stores with fresh produce and healthy food, a safe environment, clean air, clean water, quality and affordable housing, and good schools promotes a healthy lifestyle that can result in longevity. Differences between economically advantaged and disadvantaged neighborhoods are easy to identify. Higher income neighborhoods are equipped with amenities that promote health among their residents. These include parks and playgrounds that afford opportunities for exercise, buildings in good repair, safe streets that enable people to walk with ease, and well stocked libraries.

Table 7 shows a life expectancy of 77.4 years for Spokane County residents in the 1990s. During the most recent decade the life expectancy of Spokane County residents increased by one year to 78.4. Despite this increase in life expectancy for Spokane County, the overall ranking within the state among the counties dropped from 18th to 24th. In addition, the gap in life expectancy between Washington state and Spokane County increased from 0.2 years in the '90s to 0.8 years in the last decade. Speculation as to the reason for this change in life expectancy is an outflow of older residents and an inflow of younger residents who also contributed to an increase in the neighborhood's birth rate (personal conversation with Adrian Dominguez). Another contributing factor may be that the younger residents moving into the neighborhood have higher incomes which in turn positively contributes to their health status.

GOALS AND OBJECTIVES

Many of the park's functions remained constant throughout its history. Adults stroll and sit on benches and the lawn to relax and enjoy watching others. Kids play impromptu games and sports. Parents gather around areas where their children can burn off energy. And both formal and informal performances gather audiences under a tree canopy that provides cooling shade. Yet, changing demographics, shifting social and economic pressures, and the park as a living and maturing organism have contributed to modifications of specific items and areas of the park. Carriage trails have become

Life Expectancy	1990-1999	Rank	2000-2009	Life Expectancy
77.55	WA STATE		WA STATE	79.19
77.35	SPOKANE COUNTY		SPOKANE COUNTY	78.41
82.39	South Palouse	1	Southgate	84.03
81.29	Comstock	2	Rockwood	82.79
81.19	Southgate	3	5 Mile	82.32
81.11	North Indian Trail	4	Comstock	82.20
80.82	Cheney/Medical Lake	5	Balboa/S. Indian Trail	81.13
80.73	5 Mile	6	Manito	80.82
80.07	Balboa/S. Indian Trail	7	Newman Lake/Upriver	80.72
80.06	Rockwood	8	Lincoln Heights	80.55
79.64	Newman Lake/Upriver	9	North Hill	80.54
79.58	Latah Valley	10	North Indian Trail	80.49
79.47	9 Mile/Colbert	11	Otis Orchard/Liberty Lake	80.25
79.45	Manito	12	9 Mile/Colbert	79.78
79.21	Mead/Green Bluff/ Mt. Spokane	13	South Palouse	79.62
79.11	West Hills	14	Northwest	79.58
78.95	Lincoln Heights	15	Browne's Addition	79.27
78.94	West Plains	16	Cheney/Medical Lake	79.27
78.81	Northwest	17	West Plains	79.19
78.52	Minnehaha	18	Latah Valley	79.17
78.41	Chattaroy/Deer Park	19	Opportunity	79.09
78.3	University	20	University	79.03
78.16	Opportunity	21	West Valley	79.01
78.12	Otis Orchard/Liberty Lake	22	East Valley	78.71
78.07	West Valley	23	Greenacres	78.23
77.95	Millwood	24	Minnehaha	77.98
77.92	East Valley	25	Millwood	77.67
77.47	Greenacres	26	Mead/Green Bluff/Mt. Spokane	77.49
76.79	North Hill	27	Chattaroy/Deer Park	77.20
75.91	Nevada/Lidgerwood	28	Logan	77.11
75.28	Cliff/Cannon	29	Bemiss	76.96
75.27	Logan	30	West Hills	76.72
75.27	Whitman	31	Cliff/Cannon	76.51
75.07	Edgediff	32	Whitman	76.48
74.38	Bemiss	33	Edgediff	75.62
74.20	Chief Garry Park	34	Nevada/Lidgerwood	74.51
74.10	West Central	35	West Central	74.49
73.57	Hillyard	36	Emerson Garfield	74.32
73.32	Browne's Addition	37	Chief Garry Park	73.78
73.24	Emerson Garfield	38	Hillyard	73.62
72.39	East Central	39	East Central	72.92
65.38	Riverside (downtown)	40	Riverside (downtown)	66.17

Table 8. Life Expectancy, Spokane County Neighborhood Comparison, 1990 to 1999 vs 2000 to 2009

Data Source: Community Health Assessment Tool (CHAT), Office of Financial Management, Washington State Department of Health

pathways, a pond and fountain became a splash-pad with spray nozzles, and as a stimulus for personal rest and relaxation the park has been used “to encourage people to move into the neighborhood and renovate the existing housing” (Spokane Chronical, Tuesday 12 June 1984).

Coeur d’Alene Park is a nearly ten acre, multigenerational outdoor, green place that accommodates both passive and active forms of recreation and formal and informal socializing. Local residents’ ready access to opportunities to exercise individually or in groups, to gather formally and informally, or to socialize at an organized event or during an impromptu stroll, all contribute to the community’s resilience in the kinds of relationships it facilitates across all age groups.

Master Plan’s Main Concepts

The following predominant master plan aims were derived from a progression of citizen involved meetings. Discussions among residents and their voting on examples of landscape features were refined in discussions among members of The Friends of Coeur d’Alene Park and the Browne’s Addition Neighborhood Association. Throughout the discussions, residents and City and Park’s staff regularly highlighted the need to consider the emerging design-related maintenance programs and to identify where the responsibility for each program would reside. As Requests for Proposals are released for each phase of the park’s development, maintenance issues will be addressed in regard to the following master plan concepts:

- Extend and enhance the community’s sense of place and the neighborhood’s self-image;
- A gathering place that invites people to become involved with and provides access to nature;
- Provide greater access into and movement through the park; better defined primary and secondary entryways, paved, well-lit pathways;
- Separation of passive and active areas of recreation as experienced in more defined naturalistic and architectural settings, respectively;
- Enhance the park as both a destination and pass through, a place to go for physical and social activities or traverse as a pass-through to more urban parts of the city or more natural surrounding open space systems;
- Enhance the park’s two primary forms of relaxation: a more naturalistic environment, east to west across the northern portion of the park, and a complex of inclusive, more active play and recreational activities east to west across the southern portion of the park;
- Strengthen the Olmsted’s goal of providing access to a green environment that contributes to the health and welfare of the general public;
- Expand the park’s integration into and beyond the neighborhood;
- Strengthen portions of park environment to welcome and support socially entertaining and personally introspective opportunities;
- Meet or exceed requirements for Americans Disabilities Act;
- Enhance public safety: minimize blind spots; maximize people’s ability to look across the park; enhance lighting at primary and secondary entrances and throughout the park; and employ best practices regarding Crime Prevention through Environmental design (CPTED); and
- Respect historic origins and naturalistic character.

The combined, ongoing efforts of The Friends of Coeur d’Alene Park, The Browne’s Addition Neighborhood Association, and local residents to sustain and improve the park’s amenities and natural qualities benefit the residents of the neighborhood and the surrounding city in numerous ways. As a

focus of social gathering, what is interesting is how these same ideals, wishes, and actions have resonated from the inception of the park with its donation to the City by Mr. Browne and Mr. Cannon (1883), the Olmsted's report (1913), and today's workshops. The wishes, most recently echoed in workshop discussions are further substantiated in The Trust for Public Land's identification of seven ways cities benefit from parks (Harnik and Welle, 2009; Sherer, 2006):

1. Property Values – most of the value is felt within 500 feet of the park; well-kept parks can increase the value of proximate dwellings by up to 15%, while poorly kept parks can reduce a near-by dwelling's value by 5% (Harnik and Welle, 2009, 1-2). And then the property taxes associated with dwellings around a well-kept park benefit the larger city.
2. Out-of-Town Visitor Spending - difficult to determine, visitors to the Annual ArtFest likely spent money among vendors participating in the event, and at the local eateries located around the intersection of South Cannon Street and West Pacific and to a certain extent, downtown Spokane (3-4).
3. Direct Use Value – while the park's experiences are free, their value if taken advantage of in the “private market place” can be calculated. Direct uses include playgrounds, sitting and watching others, dog walking, picnicking, tennis, attending performances (5-6).
4. Health Value (7-8) – people are more active, and enjoy better health, in areas of tree-lined streets and parks within walking distance (Maas et al. 2006). People live longer (Takano et al. 2002). “Children with ADHD who play regularly in green play settings have milder symptoms than children who play in built outdoor and indoor settings” (Taylor and Kuo, 2011, 281) and similarly for children with ADD (Taylor and Kuo, 2009).
5. Community Cohesion – people knowing people contribute to a neighborhood's social capital and in turn strengthens the community's resilience. Volunteerism plays a big role in a place's social capital and can be given a value “Value of one hour of volunteer labor in Pennsylvania as determined by Independent Sector, 2005: \$18.77” (Harnik and Welle, 2009, 9-10).
6. Reducing the Cost of Managing Urban Stormwater – capturing and slowing stormwater runoff and returning it to the aquifer (11-12).
7. Removal of Air Pollution by Vegetation (13-14) – even the Olmsted's recognized the need to replace pines with deciduous trees that would survive pollution. Today, the need for more deciduous than pine trees to help clean the air is even more important to the health of the public (Spokesman Review, 2015). Air Quality Calculators can be found at: <http://www.epa.gov/oaqps001/community/calculators.html>

MASTER PLAN RECOMMENDED IMPLEMENTATION PHASING

In defining a park, Frederick Law Olmsted said “considering the fitness of any tract of ground for the purposes of a Park, is [an] opportunity for economically establishing upon it scenery of this [tranquillizing and grateful] character, and for so arranging this scenery that it may be brought under the eye of a large number of observers continuously, for a considerable period of time, during which they are able, by moderate and agreeable exercise, to enjoy in succession a series of views, and thus have their interest constantly stimulated by a pleasant variety” (McLaughlin et al. 1992, 212). Coeur d’Alene Park has, for about 125 years (in 2016), lived up to Frederick Law Olmsted’s assessment of what contributes to the health of the public and will continue to do so through the following recommendations.

First, and foremost, a modernization of the park's irrigation system needs to be considered as funding becomes available and decisions on which master plan phases are to be designed. A general approach could install the larger irrigation lines with the installation of the allee and the perimeter walkway. In this way the two primary sections of the park (naturalistic north half; more active south half) would be encircled by the water lines. This would then allow for subsequent smaller lines to be fed into the two areas from their respective perimeters



Phase 1. Primary Entryways

Located at the park’s four corners, each primary entryway provides visitors with a sense of being welcomed to the park. Visitors will approach two concave curved, low basalt stone walls, echoing the welcoming gesture of open arms. The curved walls will flank a 44’ diameter circular arrival area and direct visitors straight ahead along a pathway going diagonally into the park to the gazebo area or to the right and left along the park’s perimeter walkway. The arrival apron abutting the roadside will be flush with the road surface. Bollards may be added along outer portion of the arrival apron to demarcate automobile passenger drop off area.

The walls’ corner piers will provide bases for light standards that illuminate the entryways and improve public safety through the night.

The walls paralleling and flanking the pathway that leads directly into the park could accommodate an overhead cap strengthening the entry experience. Further entryway design considerations would include:



2. Set into the walls' end piers could be interpretive signs like those found in the low wall at Lincoln and 14th Avenue. Short narratives will provide summaries of local history and identify idiosyncrasies that make Coeur d'Alene Park in Browne's Addition a special place.

1. Set on, and rising out of the walls flanking the start of the main diagonal walkway could be an overhead cap signalling "Welcome to Coeur d'Alene Park."

Source: Google Images, Grand Blanc Township, MI

Source Google Images: <http://kids.baristanet.com/2011/05/vandalism-at-edgemont-parks-all-childrens-playground/>



14th Avenue & Lincoln, Spokane, WA



Stenzel Healing Garden on the Legacy Good Samaritan Medical Center campus in Northwest Portland

3. Engraved bricks, pavers, or stone. The engravings could be purchased and raise money by commemorating local family members, outstanding community members, and businesses.



Portland (Alzheimer's) Memory Garden



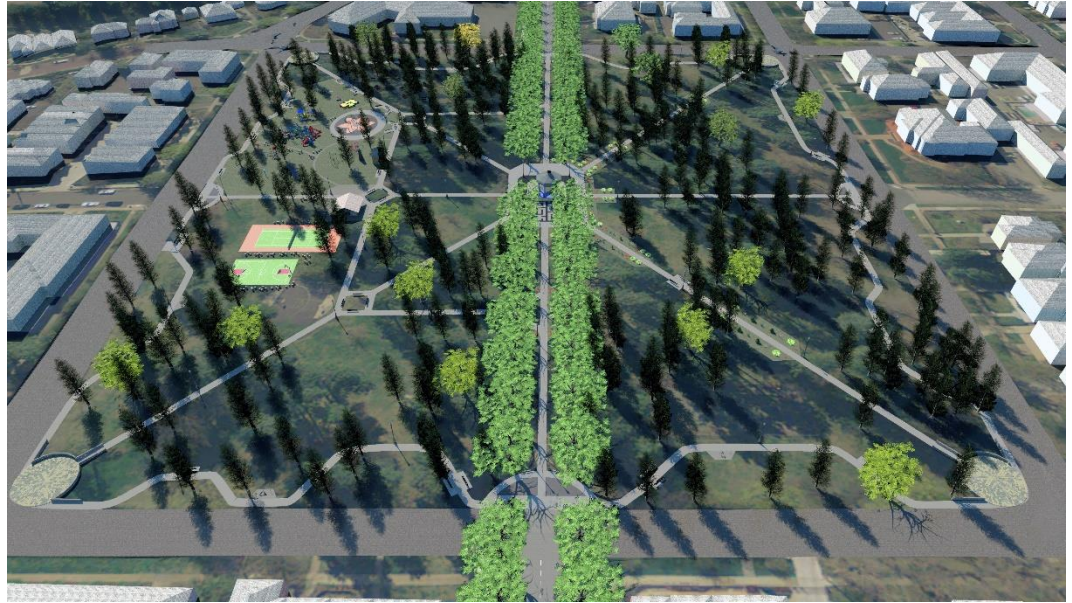
Portland Japanese Garden

Phase 2. Perimeter Walk and Exercise Stations

The perimeter walkway (with exercise stations) encircling the park is periodically flanked by annual & perennial planting beds, lighting, & benches. The 0.5 mile perimeter walkway provides a hard surface on which to walk, jog, and stroll. All walkways and seating areas will meet or exceed ADA standards. Lighting standards are placed along the walkway and, in certain instances, located adjacent to benches to provide evening visitors with added safety. Eight exercise stations, each accompanied with instructions as to particular exercises that can be carried out at the particular station, are also spaced along the length of the perimeter walkway.



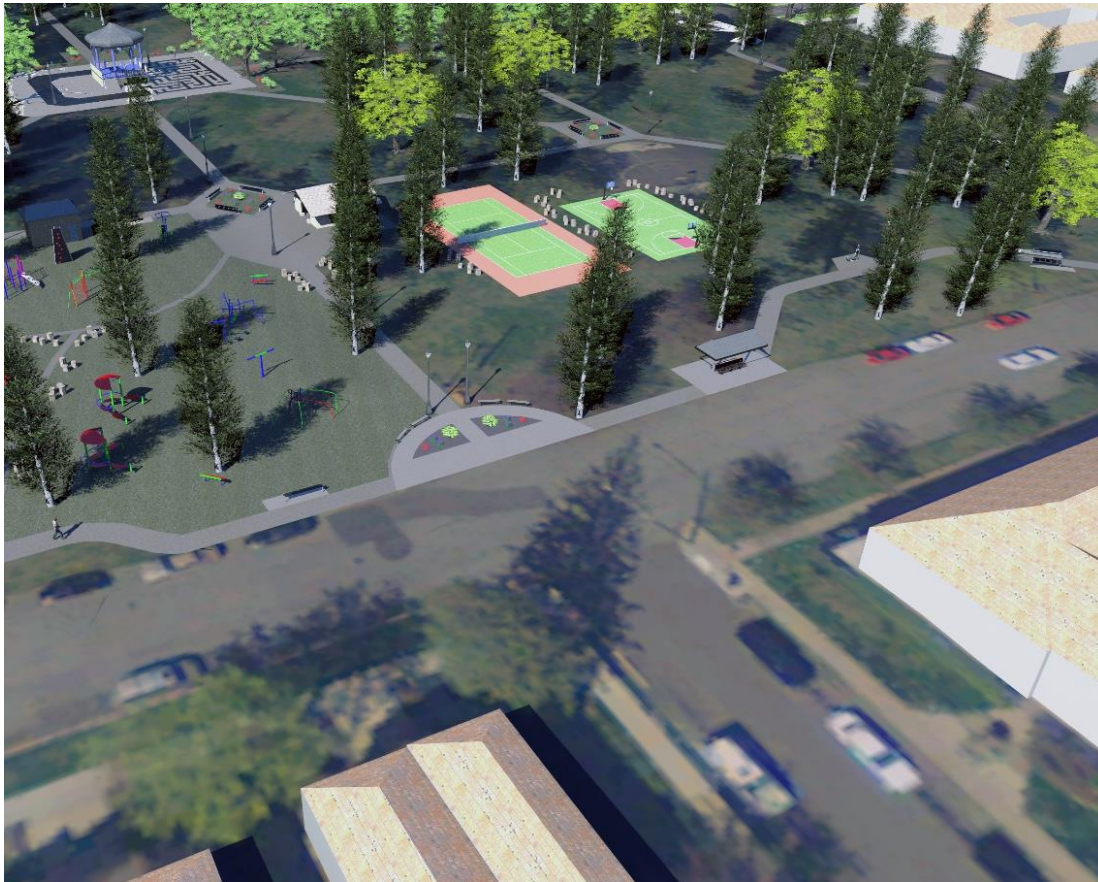
Exercise Station



Looking to the west from South Chestnut Street. Paths provide a number of potential distances to walk, stroll, or run.

The eight exercise stations afford the community with a design choice. The pieces of exercise equipment can either be manufactured pieces, such as those going into Mission Park, or the neighborhood could hold one or more design competitions calling for local sculptors to submit designs that meet certain 'inclusive' criteria that allow visitors to enjoy a blend of art and exercise. Winning sculptors would agree, if their design is selected, to manufacture and install a piece of artwork on which people can perform certain exercises.

Phase 3. Secondary Entryways



Looking northward from West 4th Avenue and South Hemlock

The secondary entries are located at the park's mid-block locations. They align with South Hemlock Street on the north and south sides of the park and West Third Avenue on the east and west sides of the park.

The proposed secondary entryways are better aligned with the cross street and its sidewalks than they are currently. In this way the pedestrian feels a stronger integration between park and neighborhood. The entryways are also accompanied with low flower beds and new light standards. While less detailed than the primary entries, the mid-block entries' articulation still provides for a welcoming atmosphere.

Given sufficient funding, it would better suit the park's character and integrity if both the primary and secondary entryways were designed and installed at the same time.

Phase 4. Thinning Ponderosa Pines

Selective thinning of Ponderosa pines should occur prior to or simultaneously with installation of the interior pathways and the east-west allée linking West Third Avenue to the east and west of the park (Phase 5). While likely to generate much debate, a couple factors support the recommendation to thin the Ponderosas.

First, the 1913 Olmsted Report to the Spokane Board of Park Commissioners called for a thinning of the pine trees to accommodate a variety in plantings throughout the park.

“...the wild pine trees may desirably be thinned out gradually and more variety secured by planting” (Olmsted and Olmsted, 1913, 84).



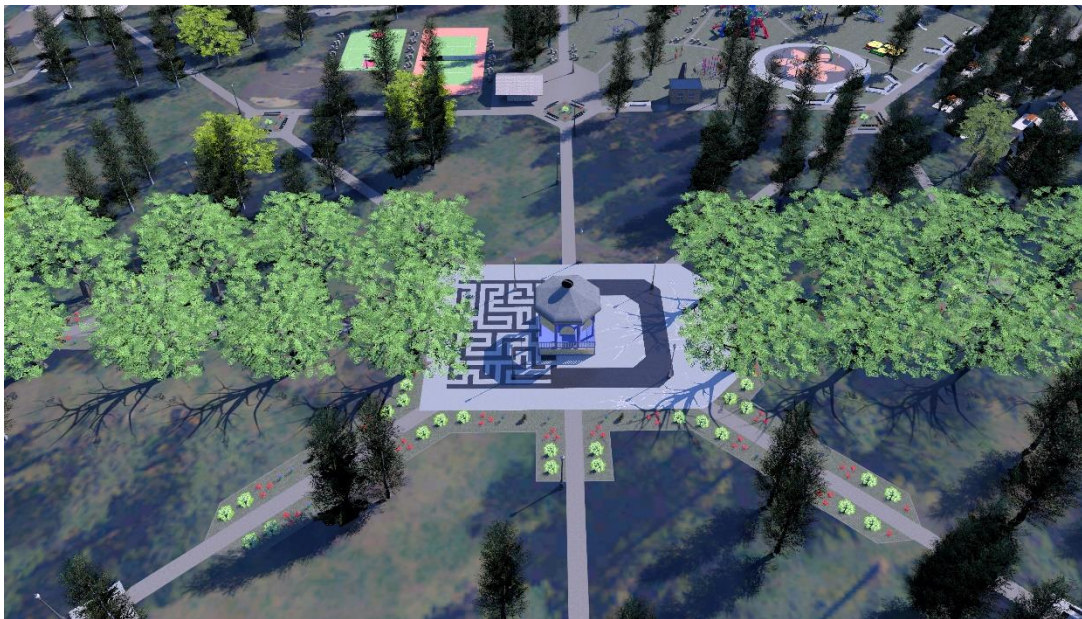
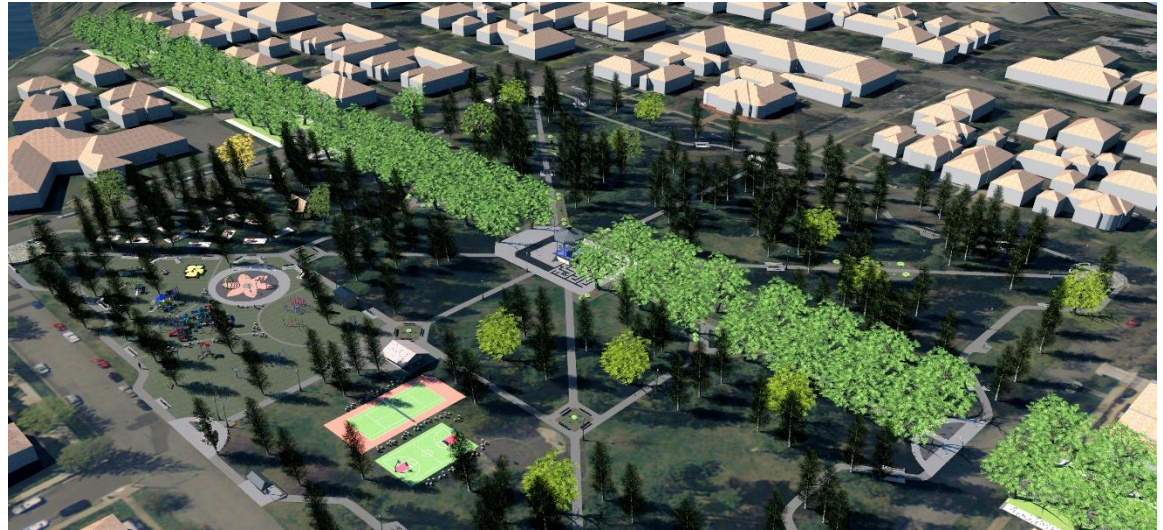
Source: Spokane's Museum of Arts and Culture

A second justification for removal of some Ponderosa Pines, which currently account for 235, or 63% of the park's trees, is seen in historic photos. Early on the park was obviously more open to the sky and as a result allowed for a visual variety provided by ornamental deciduous trees and flowerbeds accommodating annual and perennial plantings.

Third, the provision of open space would better serve the neighborhood's resident college-age population's wish to play impromptu group sports and games (a point noted many times by workshop participants living around the park).

Phase 5. Allée

Two parallel rows of deciduous trees run east-west through the park connecting West Third Avenue to the east with the Gazebo and then from there westward to West Third Avenue to the west and eventually the entrance to Overlook Park on South Coeur d'Alene Street. Although Norway Maples are found along West Third Avenue, they comprise 18.5% of the City's total canopy. "The generally accepted rule for diversity is no more than 10% of a single species" (email exchange with the City's Urban Forester, Angel Spell). With that in mind Angel suggested using Sugar Maples, in that they would provide a consistent look and feel to the streetscapes.



Deciding on the allée's design provides opportunities that will have to be determined by the neighborhood and City Parks. Is the path between the two rows of trees the same as all other paths in the park? Are the trees planted in the lawn and therefore calling for more maintenance time mowing around each one? Or, is this one path from South Chestnut entry to the gazebo's patio-maze and then from the gazebo's audience seating area to the South Spruce Street entry unique to the park and wide enough to encompass the tree's trunks and not require mowing around each trunk?

Looking South: Relaxation Patio (left), Gazebo (center), and Performance Area (right)

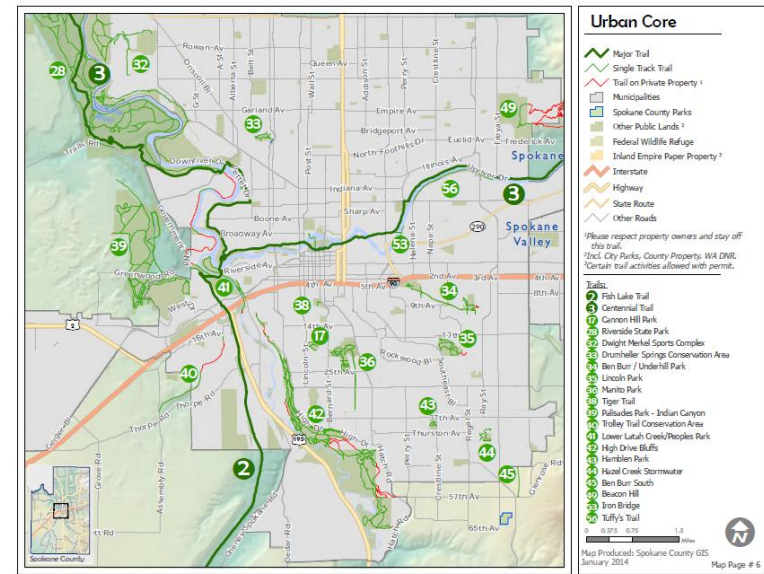
Phase 5a. West Third Avenue Boulevard Planting



Allée continued along West Third Avenue to South Coeur d'Alene Street

A consideration outside the scope of this proposal would be to enhance the street tree plantings where possible along South Hemlock to the north and south of the park. This would further enhance residents' sense of place as associated with the park. An extension of tree canopy along streets and avenues radiating out from the park provides not only formal connectors reaching through the community but, as research shows across a number of cultures, tree-lined streets and access to parks extend people's longevity, reduce the effects of ADD and ADHD in kids, reduces air pollutants, and builds a positive social foundation that equates to stronger community resilience.

Extending Coeur d'Alene Park's proposed allée across South Chestnut Street along West Third Avenue toward downtown and across South Spruce Street along West Third Avenue toward Overlook Park introduces a wonderful opportunity to expand the neighborhood. The idea is that the park's benefits can, by extending the tree canopy east and west outward from the park, enhance more people's health and wellbeing as Coeur d'Alene Park becomes a more integral part of a larger pedestrian and open space system that connects a large part of the city and the surrounding regional trails' system: Latah Creek, High Bridge Park, the Centennial Trail, Fish Lake Trail, and beyond (See, Spokane County, 2014).



Source: Spokane County Regional trails Plan, 2014

Phase 6. Gazebo/Bandstand Hardscape

Funding will dictate whether the gazebo project area is installed along with the allée and east west pathway. Pavement on both east and west sides of the gazebo will be the same materials as the park's pathways. Each gazebo area will have its own distinctive pattern.

To the east side of the gazebo is a 50' by 70' patio or plaza area ringed with benches, the inner paved area displays a maze pattern. The lighter colored pavement is the same as the pathways coming into and out of and encircling the park. The darker color, to be selected, distinguishes the maze pathway. The maze will likely provide a fun challenge for all ages learning to discover the correct route into and out of the maze.

To the west side of the gazebo is a paved area delineated into three subareas: a performance area adjacent to the gazebo structure, an area separating performers from audience, and an area allowing people to bring seats and set them on a solid surface. The performance and audience areas are the same material and coloring as the pathways throughout the park. The area separating the performers and audience is the same darker colored material used to delineate the maze's pattern.



Gazebo/Bandstand: Relaxation Patio (left side) and Performance-audience Area (rightside)

Phase 7. Adult, Youth, and Youngster Play Areas

Situated on the west side of the existing bathroom structure, the play areas progress from facilities for youth and adults westward to younger children and tots. Each play area is informally delineated by 18" to 3.5' tall basalt columns to allow for seating between and separation of each age-group's area. Between the adult play area and the children's is also a splash pad for water play.

Phase 7a. Public Bathroom Structure

The historic nature of the stone bathhouse structure calls for its being retained in the park's redevelopment. This is stated with every realization that retention of the structure will call for considerable attention be given upgrades which should, at a minimum, include public safety and security, vandalism, and standards that meet Americans with Disabilities Act design standards.



Looking south, south east across the park's play area.



Multigenerational Play Area

During the workshop with the neighborhood kids, the response of the adults in attendance to some of the kid's ideas was "that'll never be allowed." But, play equipment has come a long way and many play experiences removed from playgrounds over the past few decades are now coming back. A good example was the kids asking for a zip line. As it turns out, not only is a zip line a possibility (see, ZipKrooz) but also a variety of spinning play equipment.

ZipKroos provides kids with a zip line experience. Once a child has traversed the zip line in one direction, they do not to be returned to its original starting position. It supports inclusive play in that it has two different seats for its riders. Independent riders can easily use the saucer 'pommel' seat. Children requiring assistance can experience the movement and exhilaration while being securely seated in a 'pod seat', a bucket Seat with harness.



Source: Landscape Structures, Inc. <https://www.playlsi.com/>



Only document of the Original Picnic Shelter. Source: Spokane's Museum of Arts and Culture

Phase 8. Picnic Area and Picnic Shelter (maybe along with play and picnic areas)

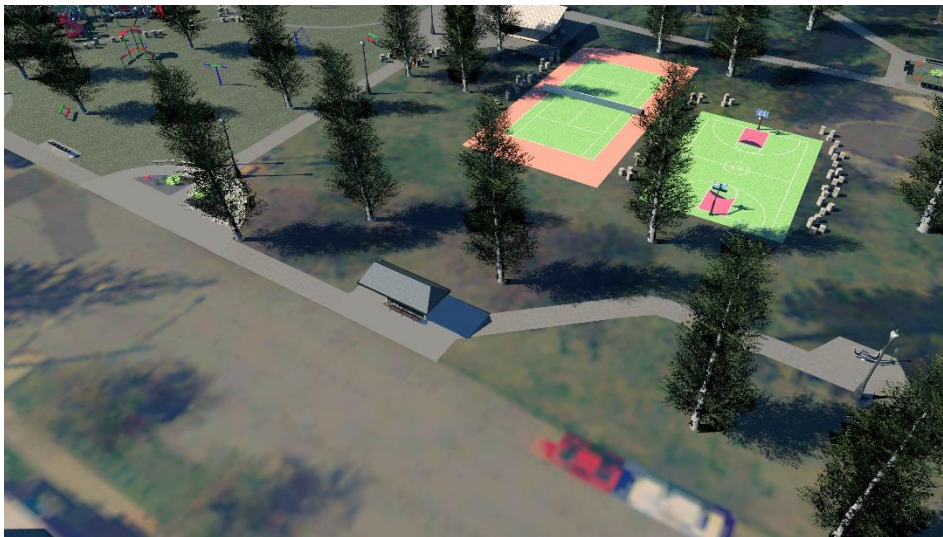
The Olmsted Brothers recommended "a commodious and attractive shelter-house," of which there is one surviving photographic image (left). Neither the Frederick Law Olmsted National Historic Site Archives in Brookline, Massachusetts nor the Library of Congress have records of the Coeur d'Alene Park shelter or any similar Olmsted shelter from other of their parks. The existing photograph, complements of Spokane's Museum of Arts and Culture's archives, was used to approximate the proposed replacement shelter's size, layout, and location adjacent to the existing picnic area.

Best estimates, derived from the historic photo (above), make the historic shelter about 325 square feet of covered space. The photograph to the right is a computer generated model of the shelter's architectural composition.

When the new shelter is designed and built for the park attention should be given long-lasting, low-maintenance materials that simulate the original wood and what appears to be thatched roof.



Computer generated simulation of original picnic shelter



Relocated Bus Shelter: West Fourth Ave and South Hemlock Street

Phase 9: Bus Stop at West Fourth Avenue & South Hemlock Street

Relocated bus stop (replica of existing one at 2nd and Spruce) on Fourth Avenue (moved about 120' to the east from current location) provides improved public safety with improved visibility between waiting passengers and an approaching bus driver. The latter point was made by residents at a number of meetings. Wherever discussions finally locate the bus stop, a result of talks between STA, the neighborhood, and other interested parties, it will meet all requirements such as ADA, public safety, lighting, and visibility.

Phase 10: Park Furniture

Park furniture should include trash and recycling receptacles, dog poop-scoop stations, and way finding and historically-informative signage conveniently located throughout the park. Lighting throughout the park is significantly increased. The light standards are similar to the existing light standards and accommodate banners and hanging flower baskets. The bases of select light standards have electrical outlets. The introduction of park furniture, as with the potential of introducing exercise stations of an artistic nature, provides an opportunity for design competitions. Waste receptacles do not need to be unattractive. Practical, good looking examples are seen in the DK Design (to the right) borrowed from Google Images.



<http://www.sitescapesonline.com/trash-receptacles.asp>

Phase 11. Overlook Park Trailhead and Path



Overlook Park trailhead

Two primary improvements enhance Overlook Park. First is the introduction of plantings along the north-south sidewalk and bluff's edge that will inhibit vagrants and squatters from using of the landscape particularly near the private residents to the north and south sides of the park. Second is an improved path from South Coeur d'Alene Street down to Hangman Creek. Both for public safety and improved erosion control, the pathway leading from the trailhead down the bluff to Latah Creek needs to be redesigned. Some have called for the stonewall, found at the trailhead, to be continued down the slope as a means of preventing bicyclists from leaving the trail and contributing to erosion, which has been taking its toll on the trail's condition.



Looking South from Overlook Park Trailhead; I-90 and RR Trestle

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Appendix A: Citizen Participation Process

2014

9 June	Introductory meeting with Julie Biggerstaff, President, Friends' of Coeur d'Alene Park (Friends) and walk around the park
21 July	Friends of Coeur d'Alene Park meeting at Reid House; introduce them to the workshop and feedback process we will carry out
17 August	Friends of Coeur d'Alene Park meeting at Browne's tavern; collect their thoughts on future of the park
20 September	Public survey and feedback in Coeur d'Alene Park; see sample response, Appendix C: Questionnaire for the Plan for the Park.
21 September	Friends meeting at Browne's Tavern; review previous day's survey results
1 October	Browne's Addition Neighborhood Association presentation and discussion of anticipated process and outcomes
9 November	Tour of neighborhood with members of Friends; follow up Friends meeting at Rocket Bakery
18 November	Workshop at the MAC; following a presentation of potentials for the park's future and reasons why, participants filled out "Future Planning Coeur d'Alene Park Workshop" (Appendix D) . Their ideas provided a foundation to what would be considered for inclusion into the master plan.
29 December	Kids' Workshop: see sample of kids' drawings, Appendix F: Kids' Workshop.

2015

18 January	Friends and Open Public meeting at Ridge Clubhouse; presentation of, review and discussion of and voting on potential park design elements. See photographs of what the participants looked at and a summary of their thinking in Appendix E.
7 February	Friends and Open Public meeting at Ridge Clubhouse discuss progress.
4 March	Neighborhood Association and Open Public meeting discuss progress
1 April	Neighborhood Association meeting at the MAC; review, discuss, vote on three master plan scenarios. See outcome in Appendix G: 3 Scenario Master Plan Voting
16 April	Meet with Julie Biggerstaff and Steve Chapman of KXLY regarding a future item for Northwest News
1 July	Ask Members of Friends of Coeur d'Alene Park to review draft of Coeur d'Alene Park Master Plan narrative.

Appendix B: Action Plan & Cost Estimated Worksheet

This page can be used to help see potential costs as related to available funding. The sequence is not fixed. This Action Plan's phasing and costs may change as technology, social and economic pressures, and local and regional politics change.

Phase 1: Primary Entryway	\$ _____
Phase 2: Perimeter Walk and Exercise Stations	\$ _____
Phase 3: Secondary Entryways	\$ _____
Phase 4: Thinning of Ponderosa Pines	\$ _____
Phase 5: Allée	\$ _____
Phase 5a: Third Avenue Boulevard Planting	\$ _____
Phase 6: Gazebo/Bandstand Hardscape	\$ _____
Phase 7: Adult, Youth, and Youngster Play Areas	\$ _____
Phase 7a: Park Furniture	\$ _____
Phase 8: Picnic Area and Picnic Shelter	\$ _____
Phase 9: Bus Stop- West Fourth Avenue & South Hemlock Street	\$ _____
Phase 10: Park Furniture	\$ _____
Phase 11: Overlook Park	\$ _____
Phase 12: Irrigation	\$ _____

Appendix C: Public Meeting in the Park

Neighbors! Please Join us
SAT, SEPTEMBER 20TH

**NEIGHBORHOOD
PARTY
IN THE PARK!**

LOCATION: Coeur d'Alene Park across the street from the Lutheran Church
DATE/TIME: Sat., Sept. 20 • 3 to 5 p.m.
BRING: Snacks and/or hors d'oeuvres to share
DRINKS: Provided by your Browne's Addition Neighborhood Council

BRING THE WHOLE FAMILY!
Play games! Win prizes! Meet and greet your neighbors! Share your ideas about the future plan of both Browne's Addition parks and find out how you can get involved.

 The Friends of
**COEUR
D'ALENE
PARK**
Browne's Addition, Spokane

Questionnaire for the
PLAN FOR THE PARK

Please help us make a plan for the park by answering these questions:

1. Think about your experiences in and around Coeur d'Alene Park. What do you think should be added or improved?
SPRING/SUMMER: outdoor exercise equipment - chairs
training
FALL/WINTER: did: same + better
safety: cameras? pathways, seating

2. What facilities and activities would make Coeur d'Alene Park more inviting during:
DAYTIME: Music lighting outdoor chairs or other interactive
EVENING: lighting play structure
WEEKDAYS: better pathways, activities, more seating
WEEKENDS:

3. If Coeur d'Alene Park had a "personality," what would it be? Please explain:
an old tired lady who wears old clothes, a little disheveled.

4. What activities for children and youth would you like to see at Coeur d'Alene Park?
better playground, ADA compliant, better stuff for 1-5 years of age, graffiti: look that can

5. Do you live across the street from the park? If so, what would you like to see that is not there now? Sumner.
WHAT WOULD YOU NOT LIKE TO SEE THAT IS THERE NOW?

6. Think about 3rd Avenue between Coeur d'Alene Park and Overlook Park (on Coeur d'Alene Street). Do you think that "look" (streetscape) should be improved or left as is? Please share your suggestions and any other comments.
more trees; signage linking the parks together; better look to reconnect down the

7. What skills or interests do you have that could help us in our park and neighborhood improvement? (For example, do you like to garden, build things, organize events, sell things? Are you an accountant, an attorney, a copy-writer?)
already done

8. How may we best contact you? (Please note: The Friends of Coeur d'Alene Park never shares personal information)
NAME: _____
ADDRESS: _____
EMAIL: _____
PHONE: (____) _____ ☐ CALL ☐ TEXT BEST TIME TO CONTACT: ☐ AM ☐ PM
Note: If you would like to be kept up to date regarding Coeur d'Alene Park social activities and planning events, be sure to give us your email address.

Thank you for your interest in the Friends of Coeur d'Alene Park!

The public gathering in Coeur d'Alene Park during which people shared their initial wishes for the park was followed by a second opportunity for local residents to express their wishes. This second meeting took place during a Browne's Addition Neighborhood Association meeting (next page).

Appendix D: Future Planning Coeur d'Alene Park Workshop



Future Planning Coeur d'Alene Park Workshop

18 November 2014

6:00 PM

Gilkey Room Museum of Arts & Culture

Wishes, Ideas, & Proposals
for the Future of CdA Park

Name: _____ Email: _____

1.

2.

3.

4.

5.

6.

7.

Below is a summary of people's wishes collected on the above form at 18 November 2014 Coeur d'Alene Park Ideas Workshop:

Lighting

Perimeter

Pathways (dual placement along paths)

Gazebo

Bright lights; keep Victorian theme; playground; gazebo; pathways

Pathways – new-fangled solar lights

Percentage of light standards with electric outlets

Light standards near road way accommodates recharge electric cars (pay meter)

Strategic throughout park, along 3rd Avenue, and at Overlook Park (down to lower area)

Improved along cardinal direction paths

Upgrade electric outlets (lockable covers)

Pathways

Paved pathways; maybe new solar paving blocks

Hard surface around perimeter so can use wheelchair, push strollers, ride bicycles, rollerblade, and exercise

Periodically place boulders and benches for seating and climbing (parents and kids together in same locations)

Widen pathways along cardinal directions (white/grey stone to improve visibility)

Double the amount lighting along cardinal pathways to create “avenues”

Pathways that encourage walking; connect use areas; allow for doubling back

Fine, white gravel lining paths; improve visibility (readability)

Solar lighting

White stone, better visibility

Widen the pathways

Concentric circles around park (radiating out from gazebo)

Curvilinear paths along perimeter for running; add fitness exercise stations

Personal scale lighting

3rd Avenue

Obvious (natural) connection between Coeur d’Alene Park and Overlook Park

Improve

Pave perimeter and dirt/cement mix for interior paths

Grounds

Frisbee Golf Course

Rain garden; storm runoff

Sprinkler system (night time)
Automatic watering
Remove shrubs near Park manor apartments
Remove shrubs near tennis courts
Dog Poop Bags – stations where residents can leave plastic shopping bags
Amphitheater
Sprinkler system at night
Dog bag dispensers made by Boy Scouts or other groups

Benches

Along pathways (size, length, not conducive to sleeping on them)
Near play area for parents
By basketball court
Comfortable benches
Scattered throughout the park
Arbor benches (moveable planted urns); comfortable places to read

Basketball Courts
Improved lighting
More benches (around all sides
Trash receptacles

Plantings

Low growing evergreens along pathways; include seasonal color (annuals; perennials)
Open area around children's play area.
Remove unhealthy trees and shrubs
Thin shrubs that allow homeless or vagrants' use
Remove many pines: north, south, west corners
Thin/relocate shrubs by tennis courts and basketball court and around SE corner of park
Consider visibility into park from street (lilacs are lovely but invite vagrancy)

Play Area

Add adult fitness (exercise opportunities) near kids' play area
21st century play equipment
Exercise equipment
Graffiti wall.

Tennis Courts

More lighting: maybe pay as you play.

Open Area

Keep an open area for soccer and other ball games

Picnic Area

Upgrade
Kind of fireplace (s'mores; hot dogs; burgers) – lockable cover
Covered picnic shelter (SW corner)
More picnic tables and grills

Signage

Informative, educational signage (history, vegetation, geology)
Passports for kids (where to go to get stamped? Maybe online).

Safety

Resituate dumpster at SW corner of Spruce and 4th Avenue. Currently bus drivers cannot see people waiting for bus.
Covered bus stop at 4th and Hemlock; echo historic character of Spruce & 2nd bus stop; move to other side of walkway to improve visibility

Overall Theme

Victorian
Mini Browne's Addition neighborhood (street signs, shops, houses, landmarks)
"Exploded" Victorian playhouse (can't hide inside)

Appendix E: Neighborhood Preferences Survey Summary

SUMMARY **Coeur d'Alene Park** **Neighborhood Likes & Dislikes Preferences**

Park Features (numbers below are Yes/No)

Paint Park's 4 Corner Intersections (Annual competition – celebration) (20/2)	Absolutely, have competitions Work with Spokane Arts Commission. Great Idea. If this is desired, chalk painting festival is the way to go. Mid-entry off 2 nd Ave may be main entrance to park.
Light Posts Similar to Those in the Park (22/0)	Taller Able to put banners on posts with historic information Tall standards all the way around. But more light. More lights. More lights, but taller to eliminate vandalism. Tall; too short will be vandalized.

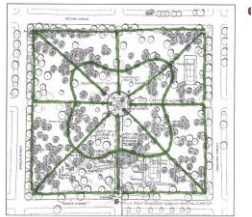
Entryways

1. All entryways have same emphasis (9/9)	
2. Corner entryways get primary emphasis (10/4)	Appear to be most used. Entries all around; but more obvious corner entries.
3. Mid-block entries get primary emphasis (8/3)	Promote connection to Overlook Park. Mid-block if Blvd. tree planting connects to 3 rd Ave.

Pathways

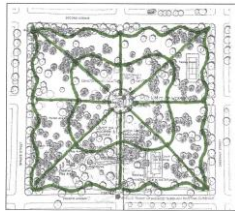
With corner entries a little bit more than now.

1 (5/4)

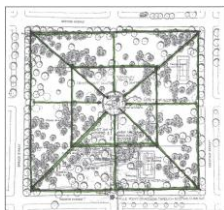


I like the idea of tables and being able to play on east side of band stand.
1,2,4,5,6: concerned about people treading on grass.
Curved but not too sharply.

2 (2/5)

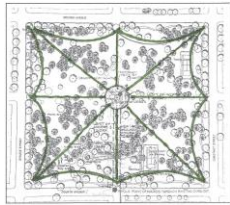


3(8/4)



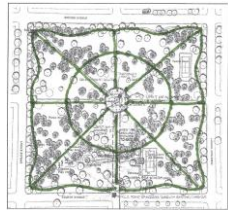
Prefer "S" shaped curves.

4 (3/5)



Maybe

5 (9/3)



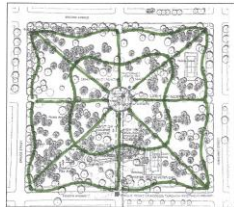
Seating

Blend formal and informal.

But there seems to be a lot of pathways (in the drawings).

Do we need that much? Is there that much now and I'm not aware of it?

6 (7/4)



Straight Pathways (outer & inner)

(7/2)

Straight Pathways (outer only)

(4/2)

Straight Pathways (inner only)

(6/2)

Curvy Pathways (outer & inner)

(6/2)

Use with jogging.

Use for jogging.

Curvy Pathways (outer only)
(1/3)

Curvy Pathways (inner only)
(2/0)

Play Sculptures along Pathways
(15/4)

Only if quality art.
Will need to be very sturdy due to vandalism.
Playful like the Dragon in the ground.

Boulevard

Not necessary.
Extend boulevard planting plan east to Sunset Blvd.

Two single rows
(14/4)

Walkway inside trees.
Walkway inside trees.
Either, two or four rows; love this idea.
Blooming trees please. Would be lovely.

Two double rows
(5/7)

North-South rows
(8/3)

Continue east-west row
along 3rd Avenue
(16/1)

Would love Blvd. running N-S, maybe single row.

Yes, needed
Should apply for street-calming grant help with connections.
Apply to N & S sidewalk crossings on 3rd & S. Spruce, and 3rd
& S. Chestnut.
Yes, love it.
Also, align.
Has potential to change flow of Browne's to be good.

Gazebo Paving Pattern

West Side:

1. Triangular
(2/4)
2. Curvilinear
(6/4)
3. Square (ish)
(4/4)
4. Circular
(18/3)

I think this is best option

Gazebo (east side)

Maze (with seating)

Raised Beds
(1/14)

Hedges & beds hard to maintain.
Amphitheater? Issue of shale?
Don't think practical for maintenance.

Low Hedge
(1/11)

Don't think practical for maintenance.

Pattern in Pavement
(16/2)

Pattern, or open Pavement with Seating.
Heat from pavement?

Open Pavement with Seating
(18/1)

Good idea.
Concrete tables with checker and chessboard tops.
Not sure how this would look.
Area for tightrope walking.
Shade? Get's hot in summer.
Maybe more picnic seating.

Play Area Location

Remove/delete play area.

Play Area #1
(11/3)

We want to rebuild the original picnic shelter that was there.
Minimize tree removal.

Play Area #2
(13/8)

Too much

Open Space – Tree Cover

Trees removed to provide open play area
(8/6)

College age kids do use park for soccer & other games.
Need adult exercise area (circuit training; push-ups, sit-ups, etc).
Remove a few judiciously.
Remove tennis court; more space.
Some, but not too many.
Remove to allow for more open feeling.
Prefer responsible culling of trees as they age.
Tree cover part of this park's identity.
I would like to see the Ponderosa Pines thinned out. They have shallow roots and are dangerous in the wind. Would like to see decorative trees added – Ginko, Dogwood, Japanese Maple, etc.
Only remove diseased trees
Absolutely not needed, sufficient space present.
If a tree needs to come down, it should be replaced.
Only if diseased.

Open Space #1
(6/4)

Remove some pine trees.
Ornamental: dogwood, etc. with deciduous trees or

conifers, spruce, tamarack, white fir.

Open Space #2

(5/5)

More deciduous trees, more variety

Other

Seating for people, but can't sleep comfortably.

Single seats or double, but something that discourages sleepers.

Seating – 5th (couldn't figure out what this referred to).

Seating with planters.

Leave all healthy trees.

Seating could be “natural” use of tree trunks, i.e. trees laid down length-wise. Or seating is indestructible; nothing that can be damaged with pen knives or spray paint.

Seating consistent with historic benches.

Lighting consistent with historic lighting.

Seating wood.

Seating options.

High lights, yes; low will suffer.

This is not an organized sports park; if you want to serve the young, upgrade the basketball court.

Appendix F: Kids' Workshop

Kids' Ideas for Cd'A Park & Side Comments

Duck pond
Bridge over pond
Thematic areas
Forest – climbing structure to look like trees
Mountains – wall shaped like mountains climbing

Mountains to climb on
Sculpture Animals to climb and play on (potential design contest among local artist/sculptors)

Small raised amphitheater (platform to put tents on)

Fire pit

Movie screen (easily unpacked and made useful)

Movie nights

Light shows

Sleep overs in the park

Tweens and teens event days/nights Sunday mass with music

 Capture the Flag

 Holiday celebrations

 Costume contests (Easter; Halloween)

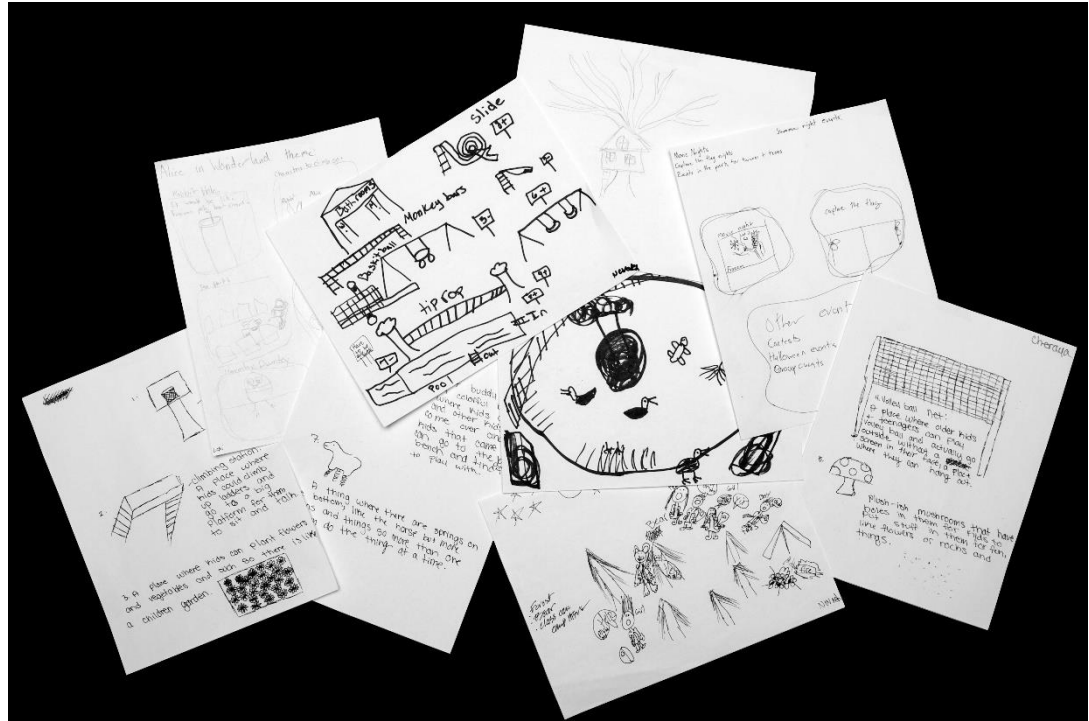
 Dog dress up

Ballet bar

Skate Park

Bouldering wall

Kids camping – learn about the outdoors



Partner with the likes of Inland Northwest Nature Connection

Amphitheater (mentioned by both adults and kids)

Bathroom facilities (like found in Comstock?) get photo

Age appropriate (size) play facilities:

Slide, swings, rope balance, basketball court/hoop

Fort/maze/ladder combo

Big Crazy Slide

Facilities spread through park, like
par course exercise stations along path
& to Overlook Park and down to river

Theme: Alice in Wonderland

Rabbit hole – fire pole down thru pipe

Story characters to climb on

(Alice, M. Hatter, Humpty Dumpty)

Tea Party Table

open competition – like Valley Tech
students doing Xmas decoration for
Riverfront Park.

Water feature – ice pond

Soccer field (like DC with picnic stations around it)

Fixed volleyball net surround with fixed features for seating (rocks) and hanging out on

Plush mushrooms with holes to put things in.

Buddy Bench – designated spot to meet other kids

Seating for 2, 5, 7 in abstract forms

Various features/characters with large springs under them

Cortan Sculptural objects, like runners by City Hall

Insects, animals, birds

Identified with local fauna

Could be part of educational tour of trees, plants, animals, birds, and insects.

Raised rail that you can walk, jog on but stay

in one place; rail surface moves under your feet

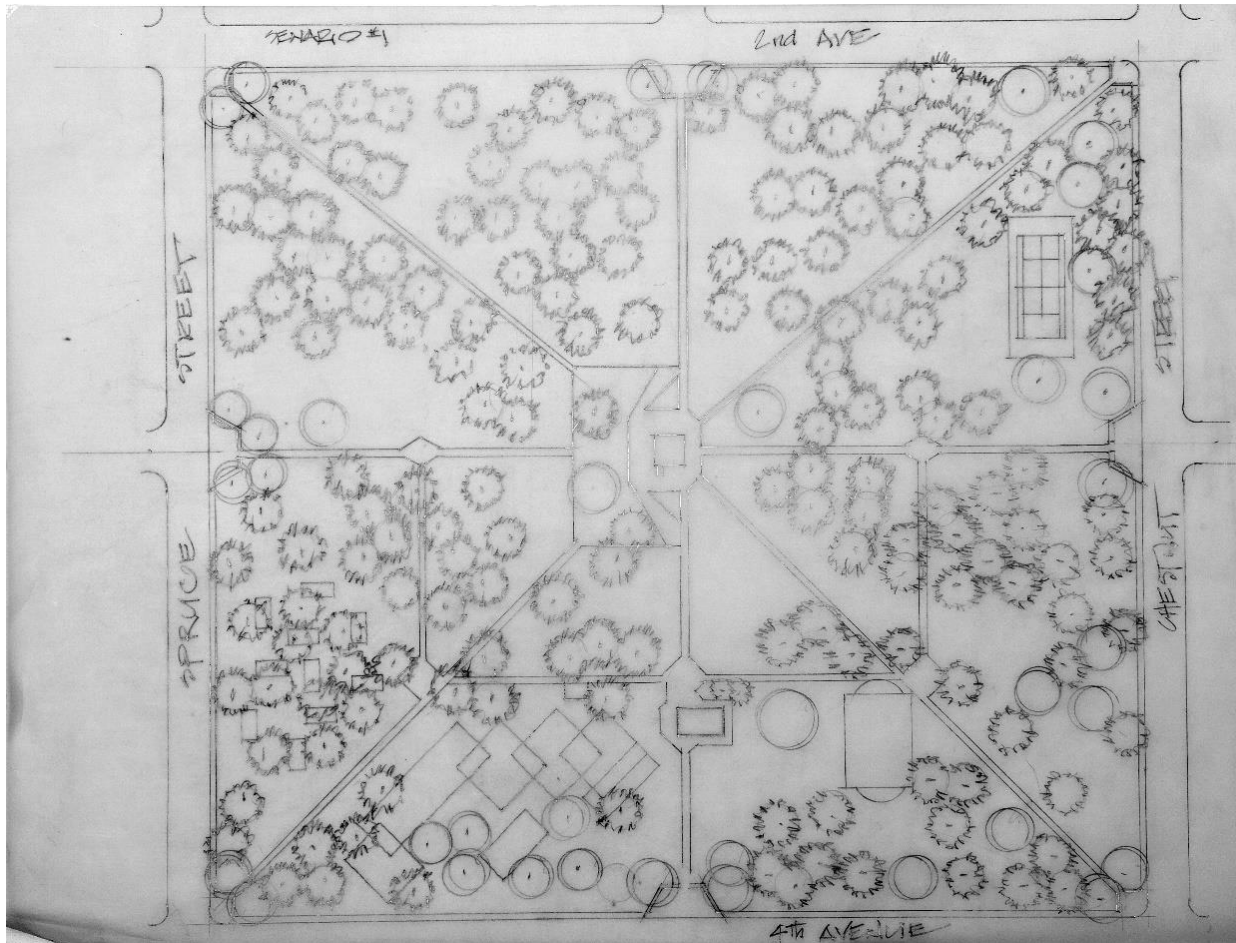
Trampoline

Rollerblading; skateboarding

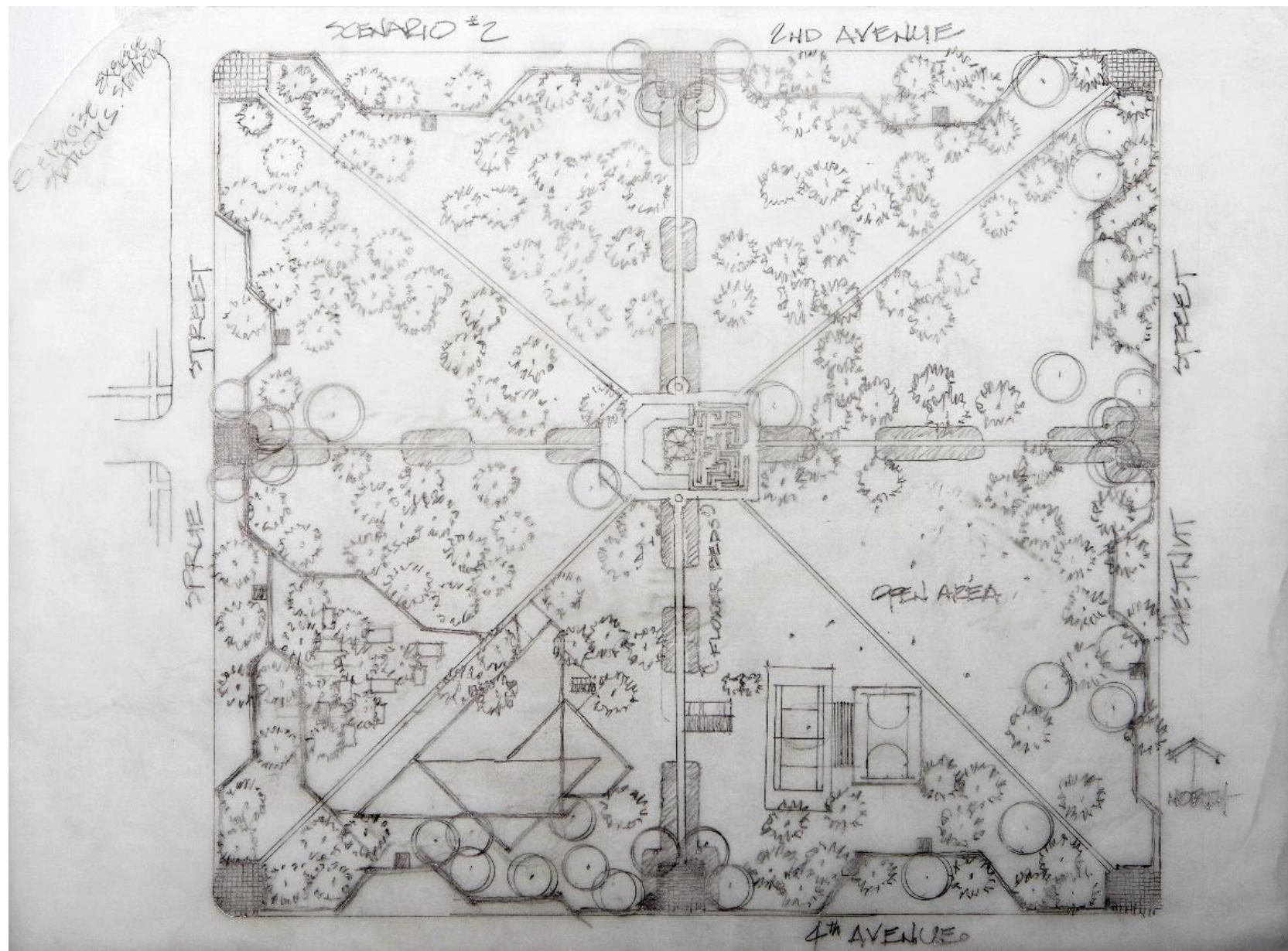
Like par course, kids use pathway and then have challenging stops along the
way

Appendix G: Three Master Plan Scenarios (1 April 2015 at the MAC)

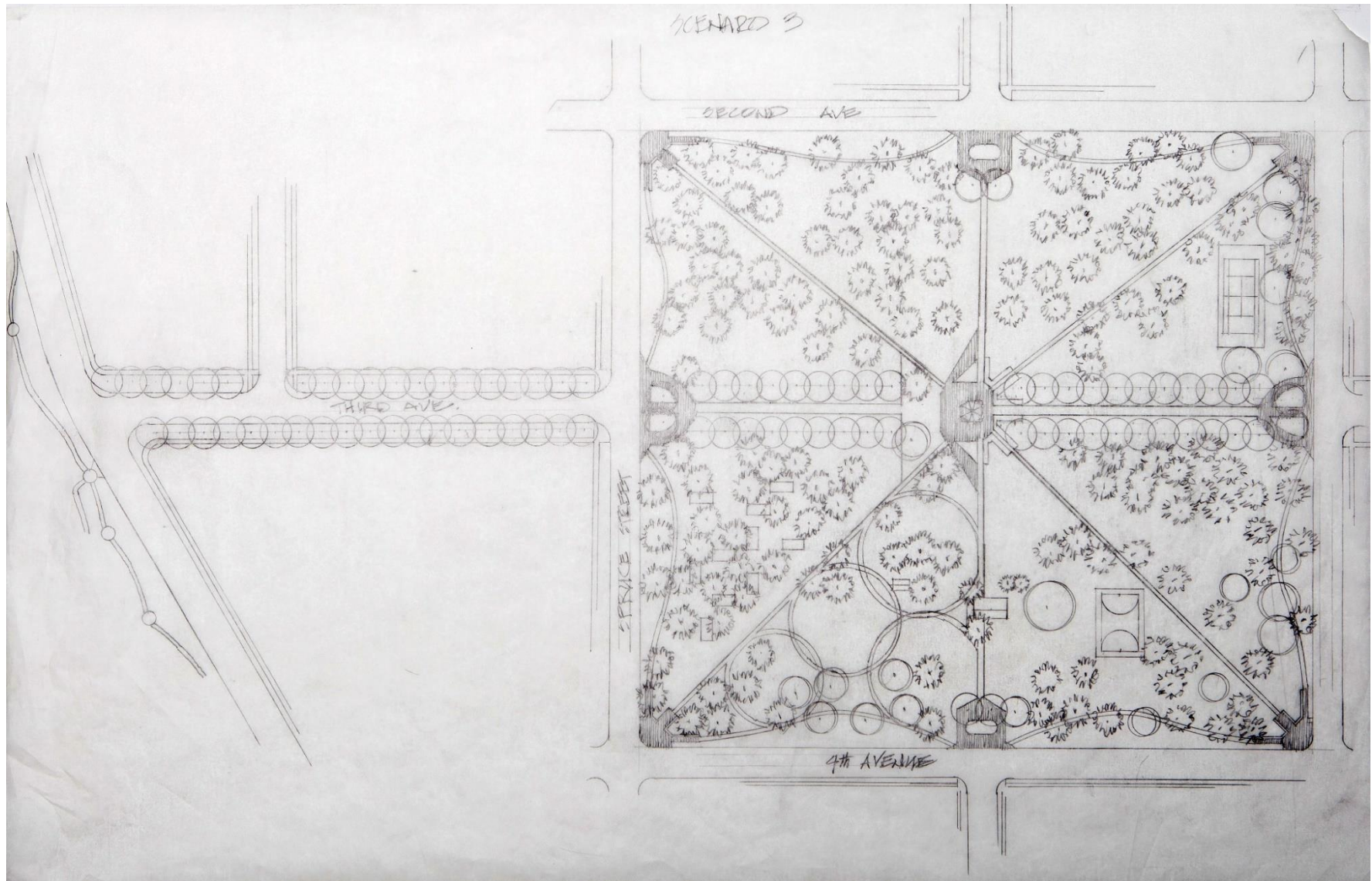
Scenario #1:



Scenario #2:



Scenario #3:



Participants were given the following and asked to vote and comment. The survey results of the three scenarios were as follows:

Each master plan scenario will include equivalent numbers and quality of lighting, benches, waste containers, paved walkways, curb cuts, handicapped access opportunities.

Participants' Votes:

SCENARIO #1

Yes__2__

Comments:

Open space needed
Add maze

SCENARIO #2

Yes__3__

Comments:

Love the maze
Separate courts
Soften curves of #3, with
patterns of #1
Spread picnic tables throughout park
Love maze
Allee
Maze
Allee

SCENARIO #3

Yes__9__

Comments:

Don't move the courts
No maze – high maintenance
Paths that create squares in #1
More open space
Perimeter path
Keep courts separate
Courts together



514 West 25th Avenue, Spokane, WA 99203
bscarfo@landandlife.com
<http://landandlife.net/>
509.252.0629

To all who love, appreciate, and enjoy their park:

Many thanks to you all who helped in the production of this master plan for Coeur d'Alene Park in Spokane, WA.

I greatly appreciate your trust in those of us connected with Land and Life, LLC.

The Olmsted Brothers would be proud of this Master Plan.

Bob Scarfo

15 August 2015

LEASE

THIS LEASE is between the CITY OF SPOKANE, a Washington State municipal corporation, as "City", and the CATHOLIC BISHOP OF SPOKANE, whose address is West 1023 Riverside Avenue, Spokane, Washington 99201, as "Lessor."

W I T N E S S E T H:

The parties agree as follows:

1. PREMISES. The Lessor leases to the City, and the City leases from the Lessor, the following described real estate in the East 600 block of Augusta Avenue near the St. Aloysius Grade School (hereinafter referred to as the "premises"):
 - A. Area included in this lease is the property shown on Attachment A. This includes all turf, fencing, site furniture, play equipment, trees, goals, irrigation and the basketball standards. (Irrigation and turf associated only with Park meter).
 - B. Items excluded from this lease include all property and improvements located outside leased area. Specifically all sidewalks, curbs and asphalt areas.
 - C. City reserves the right to remove and not replace all old metal play equipment owned by the Bishop for health and safety reasons.
2. USE OF PREMISES.
 - A. The premises shall be used for a public playground and related recreational purposes and for no other purpose without the prior written consent of the Lessor.
 - B. The City shall not use or permit the use of the premises for any recreational league activities. Other organized events shall be through the City's normal permit process.
 - C. Each party shall comply with all applicable federal, state and local laws, regulations and executive orders relating to the ownership, use and occupancy of the premises.
 - D. The Lessor may have use of the premises for school purposes as outlined in Attachment B. The City agrees to not schedule any activity on the premises during these hours.
3. TERM. This lease shall begin January 1, 1991 and run for a term of twenty-five (25) years, unless terminated earlier.

4. RENTAL. Upon demand the City agrees to pay the Lessor rental in the amount of ONE AND NO/100 DOLLAR (\$1.00) per year, payable on or before the first day of this lease and each year thereafter.

5. QUIET ENJOYMENT. So long as the City is in compliance with this lease, it shall be entitled to peacefully and quietly hold, occupy and enjoy the premises during the lease term without hindrance or molestation from the Lessor or by any person lawfully claiming through or under the Lessor.

6. NOTICES. Any notice(s) under this lease shall be in writing and either personally served or sent by certified mail, return receipt required, to the following persons:

To Lessor: Catholic Bishop of Spokane
West 1023 Riverside Avenue
Spokane, Washington 99201

To City: Director of Parks and Recreation
City of Spokane
Fourth Floor, City Hall
West 808 Spokane Fall Boulevard
Spokane, Washington 99201-3317

7. WAIVER. Failure by either party to enforce every term and condition of this lease shall not be considered a waiver of any portion of this lease and each party reserves the right to enforce every provision to the fullest extent at any time.

8. AMENDMENTS. This lease may be amended or modified at any time by mutual agreement of the parties. Any amendment or modification shall be in writing, signed and acknowledged by both parties.

9. INSURANCE.

A. Lessor. The Lessor shall obtain and maintain at its sole expense a comprehensive general liability insurance policy on the occurrence form of at least \$1,000,000.00 combined single limits. The policy shall provide the City with a minimum of thirty (30) days' written notice of any termination, cancellation or reduction in coverage.

B. City. The City is self insured at this time for all general liability exposures. Upon request, the City shall provide the Lessor with a verification of self insurance. The City agrees to compensate the Lessor for any losses incurred for which and in the amount the Lessor would have been compensated had the City carried commercial insurance coverage.

10. DISPUTES. This lease shall be performed under the laws of the State of Washington. Any litigation to enforce this lease or any of its provisions shall be brought in Spokane County, Washington. The prevailing party shall be allowed such reasonable amounts for attorney fees, costs, and expenses as may be set by the court.

11. ANTI-KICKBACK. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this lease shall have or acquire any interest in the lease, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in this lease.
12. NONDISCRIMINATION. During the performance of this lease, neither party shall discriminate on the basis of race, color, sex, religion, national origin, creed, age or the presence of any sensory, mental or physical handicap in employment or application for employment or in the administration or delivery of services or any other benefits under the lease.
13. ASSIGNMENT. The City shall not assign this lease nor sublet the premises in whole or part without the prior written consent of the Lessor. This lease shall be binding upon the parties and their successors and assigns. All lease terms and conditions shall be considered as covenants running with the land.
14. UTILITIES. The City shall be responsible at its sole expense for any and all utility services to the premises arising after January 1, 1991. The City does not accept any responsibility for payment of any utility charges occurring prior to January 1, 1991.
15. CONSTRUCTION. The City may construct or cause to be constructed, at its sole cost, improvements of the premises, subject to prior approval of the Lessor, which approval shall not be unreasonably withheld. All improvements, structures, alterations or additions constructed by the City shall conform in all respects to applicable federal, state, and local laws, rules, and regulations.
16. OWNERSHIP AND REMOVAL OF IMPROVEMENTS.
- A. Existing Improvements. The existing above and underground improvements, built with community development funds, are subject to federal regulations now or hereafter amended as to construction, use and removal. Both parties agree to comply with said regulations.
- B. New Improvements. At all times during the lease term, the ownership of all new leasehold improvements shall remain with the City. Upon termination or expiration of this lease, the City shall have the sole option of removing or leaving all leasehold improvements and restore the premises to its previous condition prior to construction. Any and all restoration of the premises shall be at the sole expense of the City.
17. TIME OF ESSENCE. Time is of the essence in the performance of all lease terms and conditions.
18. SEVERABILITY. If any portion of this lease should become invalid or unenforceable, the remainder of the lease shall remain in full force and effect.

19. MAINTENANCE. The City shall maintain and keep the premises, at its own expense, in good repair, order and condition as it now is in or as it may be put during the term of this lease.

20. HOLD HARMLESS. Each party shall be responsible and liable for the consequences of any act or failure to act on the part of itself, its employees and agents. Each party shall be responsible for its own negligence. Neither party shall indemnify nor hold harmless the other party except as otherwise provided herein. Neither party assumes responsibility to the other party for the consequences of any act or omission of any person, firm or corporation not a party to this lease.

21. SIGNAGE. The City may, at its sole expense, install and maintain signs for the purpose for identification, instruction and advertising. Any signs shall remain the property of the City. Such signs shall be approved in advance by the Lessor, which consent shall not be unreasonably withheld.

22. LIENS. Neither party shall suffer or permit any lien to be filed against the premises or the City's leasehold interest, by reason of work, labor, services or materials performed or supplied.

23. TERMINATION. Either party may terminate this lease at any time upon one (1) year's written notice to the other party. In addition, this lease shall be subject to termination upon five (5) days' written notice by either party should any of the following occur:

A. Failure of the Lessor to show by April 1, 1991 that all utility service bills for the premises prior to January 1, 1991 have been paid in full.

B. Failure of either party to maintain continual compliance with all the lease terms, conditions and covenants.

24. TITLE. The Lessor warrants that it has good marketable title to the premises, and that it is authorized to enter into this lease.

SIGNED on

April 10, 1991

CITY OF SPOKANE

By:

Tony L. Novak
City Manager

Attest:

Marilyn J. Montgomery
City Clerk

SIGNED on March 25, 1991

CATHOLIC BISHOP OF SPOKANE

By: [Signature]
Title: Bishop

By: _____
Title: _____

Approved as to form:

[Signature]
Assistant City Attorney

Attachment which is a part
of this contract:

- Attachment A - Property Description
- Attachment B - School Hours

3bab244

STATE OF WASHINGTON)
) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that TERRY L. NOVAK, and MARILYN J. MONTGOMERY, signed this document, on oath stated that they were authorized to execute it and acknowledged it as the City Manager, and the City Clerk, respectively, of the CITY OF SPOKANE, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: 4-10-91

Janet L. Deane
Notary Public in and for the State
of Washington, residing at Valleyford

b
My appointment expires 8-27-91

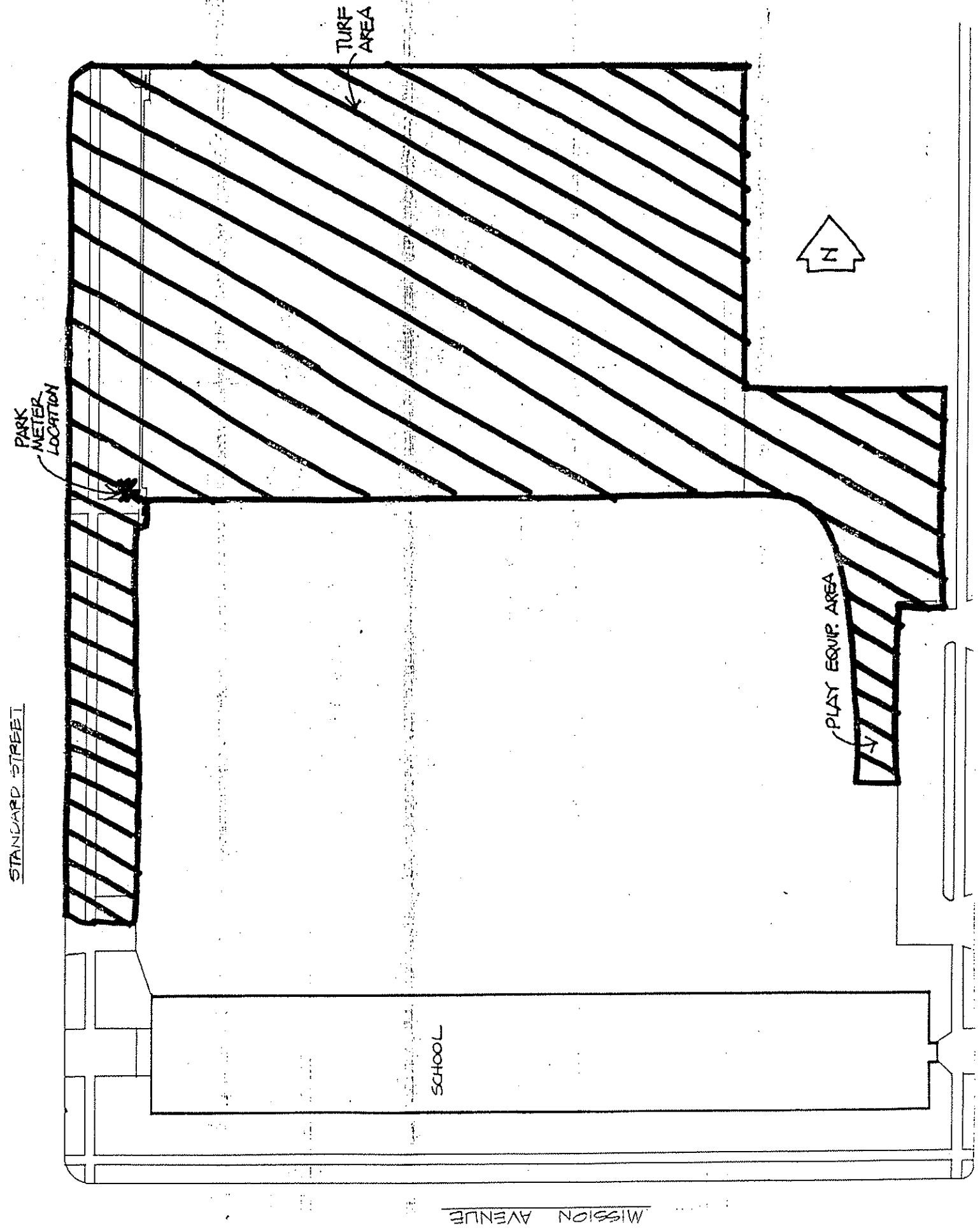
STATE OF Washington)
) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that William S. Skylstad signed this document, on oath stated that he was authorized to execute it and acknowledged it as the CATHOLIC BISHOP OF SPOKANE, a corporation, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

DATED: 3-25-91

Shirley M. Coy
Notary Public in and for the State
of Washington, residing at _____
Spokane

My appointment expires 9-10-94



Attachment B

The following is a schedule of the week day hours for use of the premises by St. Aloysius School:

10:00 a.m. - 10:30 a.m. Monday - Friday

11:30 a.m. - 12:30 p.m. Monday - Friday

1:30 p.m. - 4:30 p.m. Monday - Friday

Subject to mutual approval, the above schedule may be modified on an annual basis without a formal lease amendment being necessary.

3bab244

September 10th, 2015

TO: Chris Wright, Chair of the Spokane Park Board, Leroy Eadie, Parks Director

CC: District 1 City Council-members Amber Waldref and Mike Fagan, Angie Krauss

RE: Heath Park

Dear Mr. Wright,

On behalf of the Logan Neighborhood Organization (LNO), I am expressing our concern about public access to and availability of Heath Park at St. Aloysius School. It is our understanding that the Parks Dept. 30-year lease expires with St. Aloysius at the end of this year and there is a chance that the Park would not be available for use by the neighborhood and city residents unless some sort of mutual agreement is reached. The park has become a staple in our community, especially the basketball courts, grassy area and playground. Many residents have been able to frequent the park for close to thirty years because of the unique partnership with the City and we wish this to continue in a similar form.

We realize that the lease agreement with St Aloysius is unique and nearing expiration. We hope that the Park Board and Parks Director can support some sort a mutually-beneficial agreement with St. Aloysius to have the park accessible to neighbors and city residents for the foreseeable future. The LNO has been a supporter of this park, including allocating Community Development Block Grant funds and supporting voter-approved measures for park improvements, including the current playground equipment. This park is well-used and located in part of the neighborhood that is surrounded by highly-trafficked streets that create barriers for children and the elderly to access other parks.

On August 26th, the LNO members approved the sending of this letter to show our support for a continued relationship between the Parks Dept. and St. Aloysius to keep Heath Park open to the public and ensure the continued joint use of the property for the benefit of the neighborhood and future generations. Please feel free to contact me at nvelis@gmail.com with any questions.

Sincerely,

Nicholas Velis

LNO Chair

HEATH PARK AGREEMENT

History:

The Parks Department and the school have been in partnership for several years regarding Heath Park. We agreed to allow the city to lease our land so they could provide a park to the Logan neighborhood. Currently, Monday through Friday, our field and playground serves as a city park for the public after 4:00p.m. On the weekends, it is open for the public all day. The Parks Department maintains the playground equipment, mows and waters the field, in exchange for using our land. The shared use agreement which both parties agreed too expires in 2016.

June 2015:

The administrative team met with the Parks Department and discussed the agreement. We decided that to continue the agreement both parties had to feel the partnership had mutual benefits. After extensive internal discussion and reflection, the school and parish leadership would like to propose the following changes beginning on August 1, 2015.

Proposed Changes:

- The field will be managed by the school. We will take over all expenses related to care for the field such as mowing and watering. We realize that our Early Learning Center and extra-curricular programs are using the field almost daily and it doesn't allow enough opportunities for others needing field space for practices, etc. Also, with the Capital Campaign underway, it allows us the freedom to design the outside area to best meet the needs of our school community.
- We would like to remain in partnership with the city concerning our playground. We feel strongly that the playground should be enjoyed by our neighborhood residents and continue as Heath Park. We would like to change the hours it is available to the public from 4:00p.m. to 6:00p.m. (Monday through Friday) to accommodate and ensure the safety of our Early Learning Center Program.
- In return for letting the city use our playground, we would like them to continue to maintain the equipment and the bark area surrounding it.

We enjoy and want to continue our partnership with the Parks Department. Our school and parish continue to seek ways to be of service to our larger community and give back to those around us.

Sincerely,

Angie Krauss
Principal Saint Aloysius Gonzaga School

Father Case
Pastor of Saint Aloysius Parish

SOUTHEAST SPORTS COMPLEX VISIONING PROCESS

REPORT TO
CITY OF SPOKANE
PARKS & RECREATION COMMITTEE
SEPTEMBER 3, 2015



Michael Terrell . Landscape Architecture, PLLC
1421 N. Meadowood Lane, Suite 150
Liberty Lake, WA 99019
(509) 922-7449

Visioning Process

- April 30: Stakeholder Meeting with Sports Groups
- May 5: Stakeholder Meeting with Southgate Land Use Committee
- May 13: SNC Meeting Announcement
- May 19: Visioning Workshop #1
- June 10: Process Update at SNC Meeting
- June 23: Visioning Workshop #2
- July 30: Draft Preferred Vision
- August 15: Final Preferred Vision
- August 20: Update to SG Neighborhood Council
- September 3: Report Results to Recreation Committee

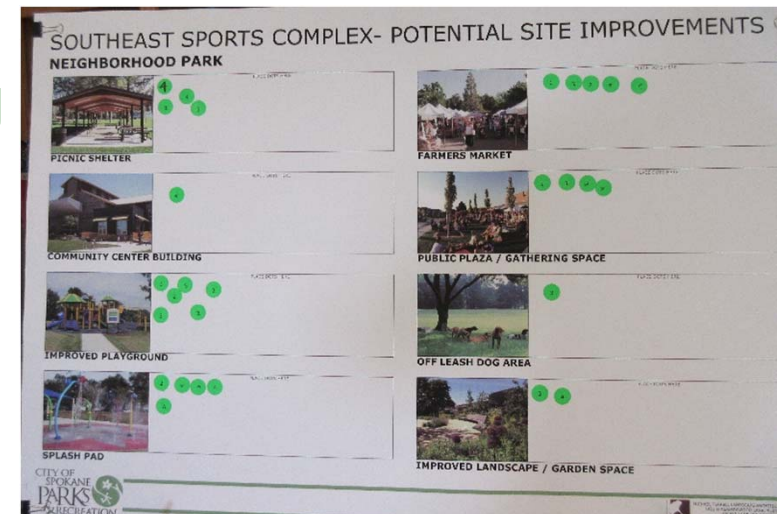
Existing Conditions



Workshop #1 Results

■ Priorities

- #1: Additional Parking
- #2: Skate Park
- #3: Walking Path
- #4: Improved Playground
- #5: Farmers Market
- #6: Public Plaza/Gathering Space



Workshop #1 Results



Vision #1 – Sports Centered

- Highlights of Vision #1
 - Formal On Street Parking
 - Perimeter Walking Path
 - 2 Softball Fields – Relocated
 - 3-4 Large Soccer Fields + 2-3 U10/U11 and Small Soccer Fields in Softball Outfields
 - Small Linear Skate Park Along Regal
 - Approx. .75 Acre Improved Neighborhood Park Area
 - Small Public Plaza at Corner of Regal and 46th

Vision #2 – Sports + Neighborhood Balanced

- Highlights of Vision #2
 - Formal On Street Parking
 - Perimeter Walking Path
 - No Softball Fields
 - 3-4 Large Soccer Fields + 2-3 U10/U11
 - Small Linear Skate Park along Regal
 - Larger Neighborhood Park Area 1.5 – 2 Acres with secondary restroom and space for large shelter
 - Landscape Buffer Between Neighborhood Park and Soccer to East

Vision #3 – Active Street

- Highlights of Vision #3
 - Formal On Street Parking + Expanded Existing Lot
 - Perimeter Walking Path
 - No Softball Fields
 - 3-4 Large Soccer Fields + 2-3 U10/U11 and Small Soccer Fields in Softball Outfields
 - More Active Street Space Along Regal – Room for Market or Food Trucks
 - Larger Skate Park
 - Landscape Buffer Between Street and Soccer
 - Approx. 1 Acre Neighborhood Park Area

Workshop #2 Results



Workshop #2 Results

- Workshop Attendance – 19 People
- Comment Cards
 - Improve the Playground
 - Pave Altamont and 46th
 - Provide Additional Parking
 - Desire for Active Street Space and Buffering Along Regal
 - Pedestrian Lighting Is Important
 - More Land Is Necessary
 - Concerns on Inclusion of Skate Park

The Vision



CALLOUTS

- | | | |
|----------------------------------|---|--|
| ① SHARED-USE PATH | ⑤ IMPROVED PLAY AREA | ⑨ VOLLEYBALL COURT |
| ② IMPROVED PEDESTRIAN CONNECTION | ⑥ SPLASH PAD | ⑩ LARGE JOINT RESTROOM, SHELTER AND STORAGE BUILDING |
| ③ ENTRY SIGNAGE AND/OR GATEWAY | ⑦ SMALL RESTROOM | ⑪ BASKETBALL COURT |
| ④ SMALL PICNIC SHELTER | ⑧ LARGE PICNIC SHELTER WITH STAGE/ AMPHITHEATER | |

The Vision: Sports Complex

OVERVIEW:

- Expand Existing Parking Lot With Drop Off
- Improve Adjacent Streets With On-Street Parking
- Perimeter Shared Use Pathway
- Relocated Restroom With Combined Storage Space
- Basketball Court
- Beginner Skate Elements



SPORTS FIELDS:

Preserves the core sports field function. Better accommodate soccer fields.

This area could include:

1. Shared Use Pathway
2. Large Shelter / Stage
3. Restroom
4. Basketball Court
5. Small Shelter
6. Large Shelter with restrooms and storage.

- Four large soccer fields
- Two U10/11 soccer fields
- One softball / baseball field
- One softball / multi-use field

The Vision: Neighborhood Park

NEIGHBORHOOD PARK FACILITIES AND AMENITIES – The preferred concept defines the northwest corner of the site as the neighborhood park area which expands to occupy a slightly larger space than the current playground area does. This area could include:

1. Shared Use Pathway
2. Improved Pedestrian Connection
3. Entry Signage and Gateway
4. Small Picnic Shelters
5. Improved Accessible Playground
6. Splash Pad
7. Restroom
8. Large Shelter / Stage
9. Sand Volleyball Court



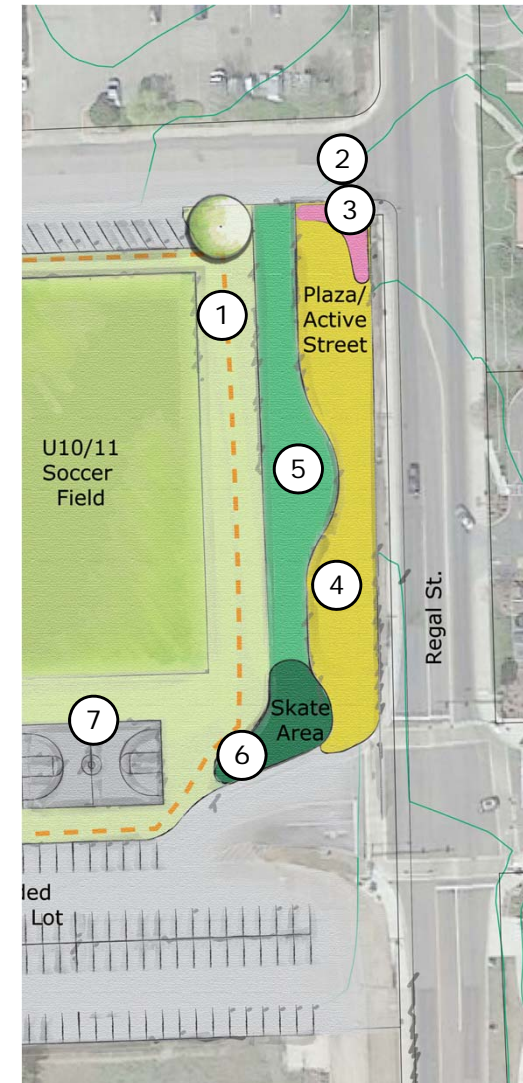
The Vision: Active Street

ACTIVE STREET

The Vision identifies the Regal Street frontage as an active streetscape that relates to a more urban neighborhood and provides a buffer between the athletic fields and street.

This area could include:

1. Shared Use Pathway
2. Improved Pedestrian Connection
3. Entry Signage and Gateway
4. Plaza/Active Streetscape Space
 - Food truck staging and market opportunities
 - Water Feature
 - Seating
5. Buffer / prairie landscape and features
6. Skate Features – Linear Features for use by beginner and medium skill level skaters
7. Basketball Court



Conclusion

The Vision:

- Identifies neighborhood and stakeholder priorities
- Responds to the growing and changing population of the Southgate Neighborhood
- Provides more diverse amenities for a larger range of user groups
- Acts as a guide for further development of the Southeast Sports Complex Master Plan

What's Next?

- Develop Master Plan
 - Including:
 - Finalize park element programming and relationships
 - Develop pedestrian circulation system
 - Building programming
 - Finalize parking strategy
 - Traffic and Traffic Calming Evaluation
 - Utility/Service
 - Cost evaluation

The Vision



CALLOUTS

- | | | |
|----------------------------------|---|--|
| ① SHARED-USE PATH | ⑤ IMPROVED PLAY AREA | ⑨ VOLLEYBALL COURT |
| ② IMPROVED PEDESTRIAN CONNECTION | ⑥ SPLASH PAD | ⑩ LARGE JOINT RESTROOM, SHELTER AND STORAGE BUILDING |
| ③ ENTRY SIGNAGE AND/OR GATEWAY | ⑦ SMALL RESTROOM | ⑪ BASKETBALL COURT |
| ④ SMALL PICNIC SHELTER | ⑧ LARGE PICNIC SHELTER WITH STAGE/ AMPHITHEATER | |

Thank You!