



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

February 3, 2016, 3:00 p.m. – 5:00 p.m.

City Hall **Council Briefing Center Conference Room – Lower Level**

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, February 3, 2016, City Hall **Council Briefing Center Conference Room, Lower Level**, 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. Recommend Accepting Ownership of Property Adjacent to Drumheller Springs – Tony Madunich
2. Recommend Accepting Ownership of Sisters of the Holy Names Property if Acquired Through Conservation Futures – Tony Madunich

Information Items:

None

Discussion Items:

1. Centennial Trail Mission Ave. Crossing – Brandon Blankenagel, Integrated Capital Management
2. Turkey Population Management – Washington State Dept of Fish and Wildlife
3. Glover Field Park Plan – Garrett Jones
4. Southeast Complex / KXLY Project – Al Vorderbrueggen
5. Grounds Maintenance of other City Owned Properties – Garrett Jones
6. Bridge Maintenance – Ken VanVoorhis

Standing Report Items:

1. Park Operations Financial Report - none this month
2. Capital Projects Update – Garrett Jones

3. CSO Tank Update – Marcia Davis, Integrated Capital Management

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 Lisa Richards, 48 hours before the meeting date, at (509) 625-6909; Human Resources, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or richards@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. Richards at (509) 625-6909 through the Washington Relay Service at 7-1-1.

Property Acquisition Questionnaire

3121 N Ash, Parcel 25014.4607, .34 acres

1. Does acquisition have support of neighborhood organizations and citizens?

Comments: Unknown level of support. General public is likely not aware of availability of property or that it might be sold. Upper Columbia United Tribes has indicated preliminary interest in seeing the property remain public land.

2. Does acquisition serve unmet needs?

Comments: There have not been any unmet needs identified at this location

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required:___0___)

Comments: Parcel is currently owned by City of Spokane Community Development who would transfer ownership to Parks.

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost:___minimal___)

Comments: Upper Columbia United Tribes provides most maintenance for Drumheller Conservation Land and would include this parcel.

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane?

Comments: Potentially all citizens to varying degrees.

6. Is acquisition accessible to public?

Comments: Limited access. There is a driveway off Ash Street but access is hazardous because of limited visibility with curve in road. Property can be accessed by foot from adjacent park property.

7. Does acquisition enhance or benefit existing park land? Yes

Comments: Property is immediately adjacent to existing park property.

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? Yes

Comments: This area has cultural significance due to historical use by Native Americans.

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: _____ none known _____)

Comments:

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: _____ none _____)

Comments:

11. Is the property within the City limits? Yes

Comments:

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna?

Comments: Property does buffer adjacent residential properties from busy arterial street.

13. Is there potential threat of non-compatible development and loss of public use? Yes

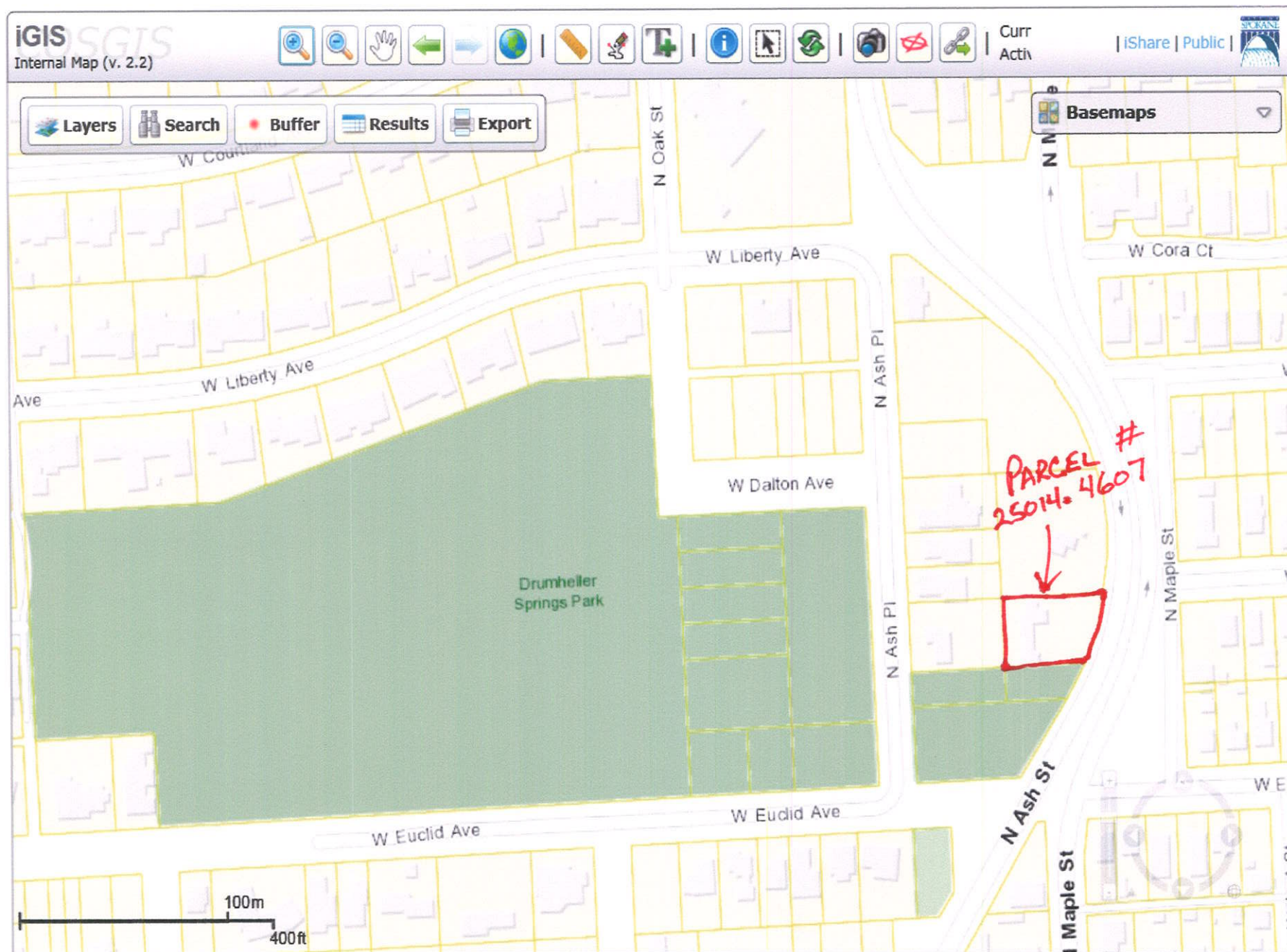
Comments: City was planning on disposing of property and putting it up for sale.

14. Would acquiring property reduce tax revenues? (assessed value is: \$35,000)

Comments: Acquiring property would not reduce tax revenue as it is currently owned by City.

Other comments, special circumstances, or considerations:

This property was identified as surplus by the City with intent to put it up for sale. That sale has been put on hold pending consideration of acquiring the property as park land. There was a single family residence on the property which has been removed. Some utilities and a driveway remain.





Google earth



Property Acquisition Questionnaire

Sisters of Holy Name Property Parcel 25116.0053

Parcel size is 68 acres, approximately 31 acres nominated for Conservation Futures acquisition - maps attached

1. Does acquisition have support of neighborhood organizations and citizens? **yes**

Comments: **Acquisition is supported by Friends of Centennial Trail and Washington State Parks. Widespread citizen support for acquisition seems likely.**

2. Does acquisition serve unmet needs? **somewhat**

Comments: **Property acquisition provides opportunity for re-routing of Centennial Trail from City streets and replacing with Class 1 trail. Preserving public river access is also important.**

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required: **0**)

Comments: **Property would be acquired with Conservation Futures funding.**

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost: **\$4,500**) **yes**

Comments: **Maintenance cost would be minimal. Conservation Futures would contribute approximately \$1,800 per year toward maintenance**

expenses. Washington State Parks is interested in possible partnership for trail management and operation of existing trailhead

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? **Widespread appeal**

Comments: **Property would appeal to hikers, bikers, nature lovers, rafters, fisherman, and others. Acquisition would preserve access to Spokane River and scenic views.**

6. Is acquisition accessible to public? **yes**

Comments: **Property connects to City street with bike lanes and sidewalk (current Centennial Trail route) and a Centennial Trail trailhead managed by State parks. Parking is available on park owned land across bridge on north side of river. Property offers some opportunity to become a new Class 1 route for Centennial Trail.**

7. Does acquisition enhance or benefit existing park land? **yes**

Comments: **This property would complement existing park land on other side of river and offers opportunity to expand and improve trail systems.**

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? **yes**

Comments: **This property includes nearly one mile of river shoreline. Acquisition would help preserve an important riparian area and wildlife habitat as well as providing some unique recreational opportunities and visual beauty. This particular piece of property was also specifically identified in the Olmsted Brothers report, commissioned by the Spokane Park Board, and its preservation within Spokane's park system was recommended. (Excerpts from the Olmsted Brothers report are attached.)**

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: none known)

Comments: The property appears to be well kept in its natural state and free of trash and noxious weeds. The property does have a power line easement and a small piece of federal land with access road (FAA facility) but impact on recreational use is minimal.

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: no)

Comments: There are no identified revenue opportunities associated with this acquisition.

11. Is the property within the City limits? yes

Comments: There are very limited opportunities to find a piece of property of this size within the City limits and especially along the Spokane River.

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? yes

Comments: Part of this property is comprised of land within the 200 foot protection zone for shorelines.

13. Is there potential threat of non-compatible development and loss of public use? yes

Comments: Development is possible up to the 200 foot shoreline setback and private ownership would likely prevent public access.

14. Would acquiring property reduce tax revenues? (assessed value is: see comments) probably not significantly

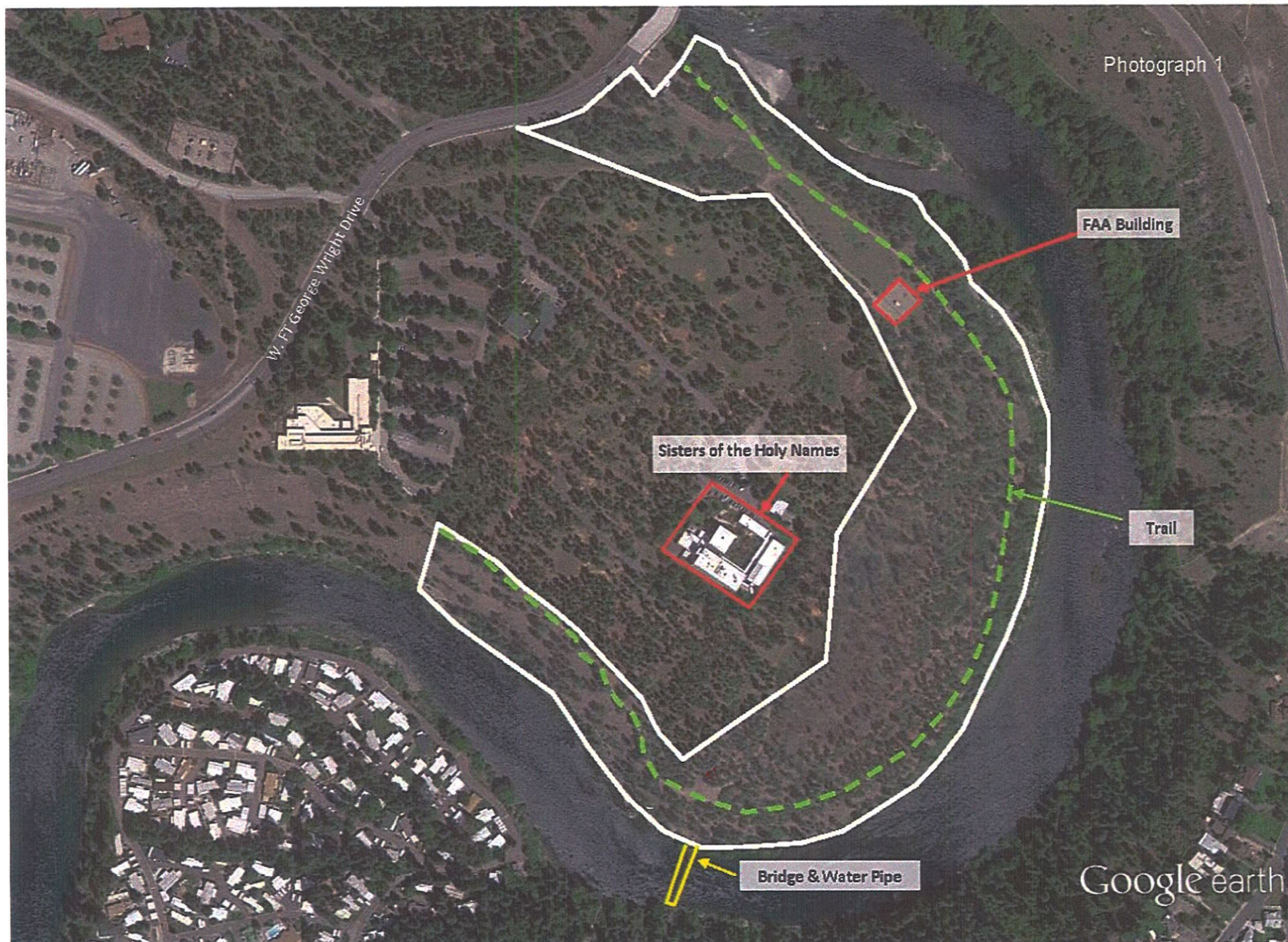
Comments: The entire 68 acre parcel (only a portion of this parcel is being considered for public acquisition) has an assessed value of \$6,746,360. The assessed value of the land is \$2,126,160 and improvements are valued at \$4,713,200. The taxable value of this parcel, however, is \$1,657,158, probably because of being under church ownership.

Other comments, special circumstances, or considerations: The existence, and potential public acquisition, of a natural, undeveloped piece of property with these characteristics and size within the City limits is a very rare opportunity. Acquiring and preserving this piece of property would be consistent with specific recommendations made by the Olmsted Brothers in their report to the Spokane Board of Park Commissioners in the early 1900's. The Olmsted Brothers report continues to be recognized as an important, guiding document for Spokane's park system, even more than a century later.



1000 ft _____

Photograph 1



Trail

Sisters of the Holy Names

FAA Building

Bridge & Water Pipe

Google earth

W. Ft George Wright Drive

Photograph 2



Photograph 4



Olmsted Brothers Report to Board of Park Commissioners

Excerpts pertaining to Sisters of the Holy Name property:

FOUR LARGE PARKS RECOMMENDED:

The City of Spokane has remarkable opportunities for preserving big and strikingly picturesque landscape features for its parks. Four localities especially commend themselves to our judgment as being most desirable sites for large parks.

Gorge Park: Nothing is so firmly impressed on the mind of the visitor to Spokane, as regards its appearance, as the great gorge into which the river falls near the centre of the city. It is a tremendous feature of the landscape and one which is rarer in a large city than river, lake, bay or mountain. Any city should prize and preserve its great landscape features, inasmuch as they give it individuality. Chicago has spent millions for its Lake Shore parks. New York has spent more millions on its great Riverside Park and Drive extending for many miles along the Hudson River. Many instances could be enumerated showing that the wisdom of preserving such landscape features has been recognized and acted upon by making them enjoyably accessible by laying out parks and parkways along them.

The river gorge within the built-up part of Spokane has already been partially "improved," as one might ironically say, but it is questionable whether any con-

siderable portion of the community is proud of most of those improvements. How much better it would have been if the gorge had been reserved from commercial development, except what was necessary to utilize the power of the falls, and if the cost of streets, sewers and houses down in the gorge had been put into developing other parts of the city better adapted for residence and manufacturing. Spokane should certainly preserve what beauty and grandeur remains of its great river gorge.

Downriver Park: The gorge of the river below Natatorium Park affords a remarkable landscape feature of much greater natural beauty than that of the gorge above Natatorium Park and the Great Northern Railroad bridge.

From the top of the bluff along the right bank of the river there is an extended and very beautiful distant view.

It is hard to believe that the land on the steep bluff along the right bank of the river from Natatorium Park to the west line of Montesano subdivision, has any value to adjoining private landowners other than as a means of keeping the view open in front of houses which may be built on the bluff. For this purpose, it would be far better for the landowners to deed the steep slopes to the Park Commission, without price, than to take their chances of the bluff being left in private ownership and being disfigured by carelessness, ignorance or unwise commercial investments.

This stretch of the river has the very great advantage that more than three miles of the left bank is already preserved by being in Fort Wright U. S. Military Reservation.

It would be a most unwise failure to take advantage of extraordinary favorable conditions if the Park Commission should not seize this opportunity of preserving this large section of the river gorge free from further disfigurement, since it can be done by acquiring free, or at merely minimal cost, a strip of commercially useless land along one side only of the river.

Note: Apparently the subject property was historically part of Fort Wright U.S. Military Reservation before being owned by Sisters of the Holy Name.