



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

April 5, 2017, 3:00 p.m. – 5:00 p.m.

Park Operations Conference Room

2304 E Mallon Ave

Spokane, Washington

Al Vorderbrueggen – Park Operations Director

Committee Members:

Traver, Susan -- Chairperson

Gilman, Greta

Kelley, Ross

Lodato, Sally

Salvatori, Steve

Fagan, Mike – Council Liaison

A special meeting of the City of Spokane Park Board will be held at **3:00 p.m.** on Wednesday, April 5, 2017, **Park Operations Conference Room, 2304 E Mallon Ave**, 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.

Revised Corrected Agenda

Action Items:

1. Contract with RMT for a Mower for Manito Park (\$57,756.01 with tax) – Al Vorderbrueggen
2. MOU with the Friends of the Centennial (\$75,000.00) – Garrett Jones
3. Bosch Lot Letter of Intent – Garrett Jones

Discussion Items:

1. Community Garden at Finch Arboretum – Angel Spell
2. Boat Launch at Glover Field – Garrett Jones
3. High Drive Property – Leroy Eadie
4. Palisades Property Acquisition – Garrett Jones

Standing Report Items:

1. Park Operations Monthly Financials (if available) – Al Vorderbrueggen
2. Parks Capital Projects Update – Garrett Jones
3. Parks Report – Al Vorderbrueggen
4. CSO Tank Update – NO REPORT

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 call, write, or email Human Resources at (509) 625-6363, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or jjackson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

DRAFT BOSCH LOT LETTER OF INTENT

The purpose of this letter (the “Letter of Intent”) is to set forth the preliminary interest and understanding of the City of Spokane Public Works Division (Public Works), the City of Spokane Finance Division (Finance), and the City of Spokane Parks and Recreation Division (Parks), together defined as (the “Parties), with respect to the development of properties and projects described in the attached Resolution #XXXXXX (Attachment A), adopted by the Spokane City Park Board on XXX and by the Spokane City Council on XXXXXX.

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

This Letter of Intent hereby establishes the following key terms of the proposed future agreement(s) between the Parties:

Key Terms:

New Riverfront Park Entries - West

- City Finance and Public Works to exchange City-owned property on south side of Spokane River, and current Bridge Avenue ROW with Parks for Bosch Lot property on North side of Spokane River – see attached map/parcels (Attachment B);
- City Finance and Public Works to close/vacate Bridge Avenue ROW and dedicate to Park purposes (gateway, trailhead) with appropriate utilities easements maintained within the vacated right of way;
-
- The Parties understand and agree that all property identified above is already held in title by the City of Spokane, or is Right of Way under the jurisdiction of the City of Spokane, and that said property exchange will occur by inter-division agreement;
- This property exchange will be used to remove RCO restrictions on Bosch Lot and ultimately transfer those restrictions to south plaza/trailhead and new north gateway/trailhead;

- City Finance and Public Works will negotiate and enter into development or purchase/sale agreement for sale/lease of Bosch property to allow for climbing facility and public parking structure as described in attached Resolution (Attachment A) and subject to City Council approval;
- City Finance and Public Works will utilize proceeds from Bosch sale/lease for gateway and trailhead improvements in the closed/vacated right of way, which property will be transferred to the control of and management of Parks;
- City Finance and Public Works will work with Park Board to define/design agreeable gateway and trailhead improvements adjacent to Veteran's Park to be agreed upon and funded by City Finance and Public Works through proceeds from the Bosch sale/lease ;
- City Public Works will work with Parks (through amendment to current City/Utilities/Parks agreement) to compensate Parks for lost parking revenue from Bosch and for ongoing maintenance on south side plaza space;
- Parks will control and manage new south plaza/south gateway/trailhead (over CSO 26) and new trailhead and north gateway (over Closed Bridge Avenue);
- Riverfront Park will then be formally extended to include the new south plaza/gateway/trailhead on the south bank and the new north Trailhead/Gateway on the north bank, wrapping around the spectacular lower falls and Huntington Park.

This Letter of Intent is executed this day of _____

City of Spokane Finance Division

City of Spokane Public Works Division

City of Spokane Parks Division

CITY OF SPOKANE
PARKS AND RECREATION DEPARTMENT
ADMINISTRATIVE POLICY AND PROCEDURE

ADMIN 1400-11-08
LGL 2011-0032

TITLE: **COMMUNITY GARDENS**
EFFECTIVE DATE: February 10, 2011
REVISION EFFECTIVE DATE: N/A

1.0 GENERAL

1.1 The purpose of this document is to establish a policy for community garden use on Spokane Parks and Recreation property.

1.2 TABLE OF CONTENTS

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2.0 DEPARTMENTS/DIVISIONS AFFECTED:

This policy applies to all Parks and Recreation Areas.

3.0 REFERENCES

City Charter Section 48. Park Board -- Powers.
Rules of the Park Board Section 14, General Operating Policies and Procedures,
Rulings, and Appeals
Spokane Municipal Code 17C.190.460.

4.0 DEFINITIONS

4.1 "Community Garden" means an area that contains raised planting beds for vegetable gardens that are used by citizens for personal or non-profit use. A Community Garden will not be used by any individual for financial gain. Produce may be sold offsite if the proceeds are to benefit a non-profit organization.

- 5.5 Pipelines or cables are to be installed underground unless it can be justified that an above-ground installation is constructive or essential. Park Staff shall approve all infrastructure improvements associated with Community Gardens.
- 5.6 The Spokane Park Board will consider each Community Garden request on a case-by-case basis.
- 5.7 Approval will not be granted if the site is considered to be environmentally sensitive or classified as important due to historical significance, habitat, existing life forms, or archaeological conditions as defined by Park Staff.
- 5.8 In granting approval of a Community Garden on Parks and Recreation Areas, there will be no cost to the Spokane Parks and Recreation Department in site development and recovery (including irrigation), additional site security, or maintenance. The MOU shall identify who will be responsible for site recovery should the Community Garden fail, and include a hold harmless and insurance provisions.
- 5.9 The Director of Parks and Recreation may take emergency action if necessary to protect the health, safety and welfare of the public.
- 5.10 The Proposer shall be a not for profit organization.
- 5.11 The term of the MOU shall be five (5) years. The Proposer shall maintain the Community Garden during that entire term. The Park Board may renew the MOU for an additional five (5) year term.
- 5.12 The Director of Parks and Recreation may terminate the MOU with a thirty (30) day notice if terms of this policy, the MOU and or the Rules and Regulations of the Community Garden are violated.
- 5.13 Every Community Garden shall have Rules and Regulations approved by the Director of Parks and Recreation and the Park Board permanently posted on site of the Garden.
- 5.14 Park Staff will have access to the Community Garden and all secured areas within the site at all times.

6.0 PROCEDURE

- 6.1 The Director of Parks and Recreation will receive written proposals for Community Gardens on Parks and Recreation Areas at least one (1) month prior to a regularly scheduled Spokane Park Board's Land Committee meeting.

- 6.11 The Proposer will be responsible to assure that no environmental hazards are created related to the Community Garden and the garden's operations.

7.0 RESPONSIBILITIES

The Director of Parks and Recreation is responsible for administering this policy.

8.0 APPENDICES

None

APPROVED BY:



City Attorney (ASST)

9-6-11

Date



Director of Parks and Recreation

9/6/11

Date

Finch Arboretum Community Garden Proposal

Goal:

Establish a vibrant community garden in the Finch Arboretum.

Overview:

Residents in the neighborhood near the Finch Arboretum would like to start a community garden: There are 15 families that are interested who attended an information and planning meeting on March 11, 2017. As well, the West Hills Neighborhoods Council has already given their consent and support.

Proposal:

In order to facilitate ease of care, to allow ease of demobilization of garden, and in keeping with the aesthetics of the Arboretum we would like to create a natural grade community garden in the footprint of a former garden-bed which is approximately 60 feet by 15 feet and sits approximately 100 feet south of the Finch Arboretum parking lot. See attachment. If the need arises (ie. more community involvement) Kasey Burke, the director of the Finch Arboretum, has agreed to expand the garden plot to the south.

Those interested in utilizing the community garden will agree to the following:

1. Neither the City of Spokane nor the Parks and Recreation Department of the City of Spokane, or any agents working for the above mentioned entities will be held liable for any injuries or damages caused to a person or that person's property or any property lost while working in the Finch Arboretum Community Garden.
2. In order to protect the fauna and wildlife of the Finch Arboretum, the community garden will be pesticide free.
3. Only non-genetically modified fruits and produce will allowed.
4. Participants will be asked to commit 1 to 2 hours a week of garden improvement/2nd Harvest plot upkeep
5. No fruits or vegetables grown will be sold for profit.
6. A Facebook page will facilitate clear communication between all participants. If members lacks a FB account, email will be sent out by the Garden Master. If members lacks an email, direct phone calls will be made to relay pertinent community garden information.
7. He or she is aware that the Finch Arboretum is host to many creatures including deer and moose who will help themselves to garden snacks.
8. Following the Finch Arboretums practice of labeling trees and plants, participants are asked to label their crops for the education of garden visitors.

9. In keeping with the ideal that "a man or woman who has planted a garden feels he or she has done something for the good of the whole world" the participants of the community garden are asked to show grace and believe in the goodwill of others when communicating or interacting with fellow community garden members or with community members in general who happen to visit the community garden and without question the staff of and representatives of the Finch Arboretum.

Steps Involved

1. Proof of concept

1. Created an informal community garden last year with five participants.
2. Verified interest for this year: Conducted a community garden information meeting on March 11th, ten neighbors participated.
3. 15 families signed up to participate in the Finch Arboretum Community Garden for 2017.

2. Approvals

1. West Hills Neighborhoods council has given their blessing.
2. Pending: Finch Arboretum Community Garden Proposal by acceptance by Parks Department and Community Garden Committee.
3. Prep community garden location, fertilize with organic material and till.
4. Community garden members select plots which are clearly delineated with natural material.
5. Members will meet three times during the growing season to confer and address any issues raised.
6. A concluding meeting will be held to review the Finch Arboretum Community Garden and discuss both positives and negatives for the following year.

Benefits

Other than providing participating community members garden space and an expanded sense of community, there are three primary benefits for creating the Finch Arboretum Community Garden:

1. As a park that is primarily designed to educate about native and non-native trees and plants and how they grow and propagate, a well labeled community garden will educate Finch Arboretum visitors about vegetables and fruits which grow well in this region. And as visitors return, they will see these garden plants grow into mature and bearing plants. The community garden becomes a great learning venue.

2. The Finch Arboretum Community garden is to be pesticide free. By utilizing a number of organic methods to combat both insects and pests it is the hope of garden members that they can show ways to garden pesticide-free as well as promote positive insects and help provide nectar for area honey bees.
3. Gardening transcends ethnicity, sexual orientation, gender, and to some extent socioeconomic levels. Those who attended the information meeting were very excited about the prospect of gardening, and they were just as excited about meeting others from the neighborhood who shared a common interest. This is not to say that the Finch Arboretum Community Garden will bring about world peace, but it is safe to say that a feeling of community will grow with the garden.



OLDFIELD LAW OFFICE

Thomas H. Oldfield
1401 Regents Blvd., Suite 102
Fircrest, WA 98466

PARKS &
RECREATION
MAR 20 2017
RECEIVED

Direct – 253-414-3510
Cell – 253-229-9983

March 14, 2017

Leroy Eadie, Director
Spokane Parks & Recreation
Spokane City Hall
808 West Spokane Falls Blvd, 5th Floor
Spokane, WA 99201

Dear Mr. Eadie:

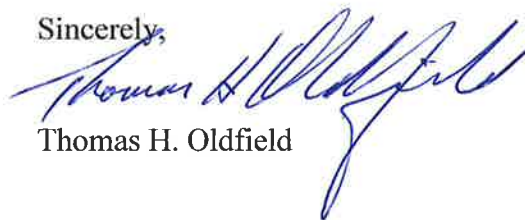
I am writing on behalf of Children's Home Society of Washington ("CHSW"). CHSW owns a lot in Spokane that is surrounded by City owned land, which I understand that the City hopes to make part of a park at some point in the future. The parcel number is 25152.01432. The legal description is Lot 10, Block 24, All Saints Addition. It has no street address. The City owns parcels 25152.0140, 0141, 0143, and 0144. The assessed value of the property is \$1,000.

CHSW would be pleased to sell the property to the City for its assessed value, \$1,000. The property is not being used to support the charitable purposes of CHSW, and the parcel fits nicely into a much larger group of lots that the City owns. CHSW would like to see the property become part of a park, but would not make that a condition of or restriction on the sale.

Please discuss this offer with the appropriate persons and let me know if the City wishes to purchase the property. If you have any questions, please contact me.

Thank you.

Sincerely,

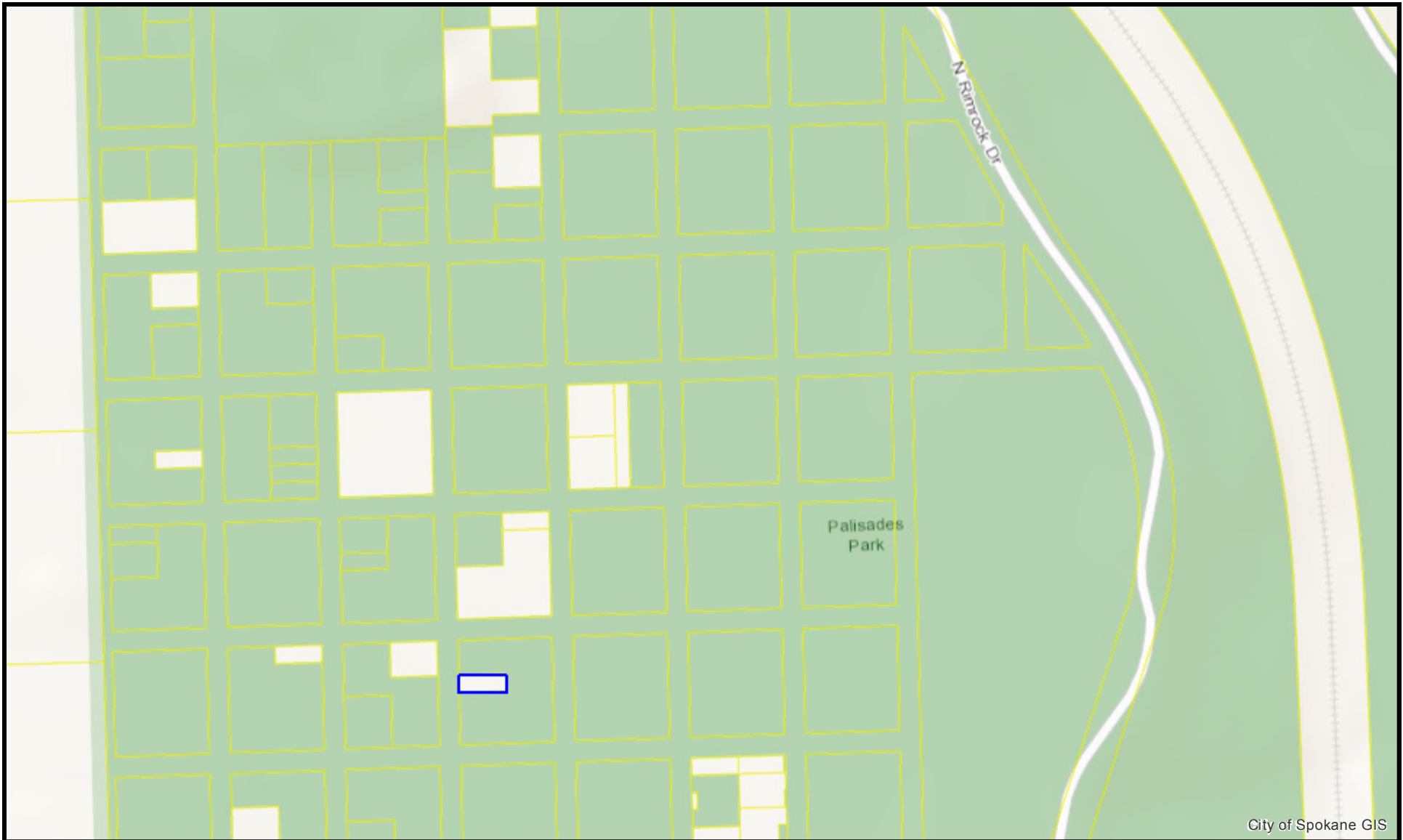


Thomas H. Oldfield

THO:hs

CC: Marilyn Detrick, CHSW

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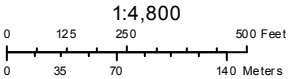


City of Spokane GIS

My Map
March 31, 2017

Legend

 Parcel



THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.